

Local Market Update – March 2023

A Research Tool Provided by Central Virginia Regional MLS.



York County

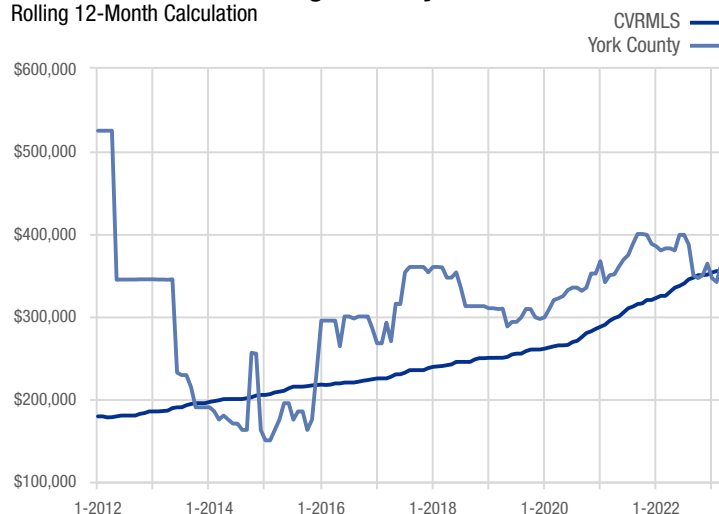
Single Family	March			Year to Date		
Key Metrics	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	2	4	+ 100.0%	7	12	+ 71.4%
Pending Sales	2	7	+ 250.0%	8	10	+ 25.0%
Closed Sales	3	3	0.0%	9	6	- 33.3%
Days on Market Until Sale	21	49	+ 133.3%	29	48	+ 65.5%
Median Sales Price*	\$248,865	\$455,000	+ 82.8%	\$364,000	\$357,000	- 1.9%
Average Sales Price*	\$276,955	\$446,333	+ 61.2%	\$391,374	\$344,167	- 12.1%
Percent of Original List Price Received*	106.1%	102.0%	- 3.9%	101.4%	99.8%	- 1.6%
Inventory of Homes for Sale	1	3	+ 200.0%	—	—	—
Months Supply of Inventory	0.2	1.2	+ 500.0%	—	—	—

Condo/Town	March			Year to Date		
Key Metrics	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	2	0	- 100.0%	3	1	- 66.7%
Pending Sales	0	0	0.0%	1	2	+ 100.0%
Closed Sales	1	1	0.0%	1	2	+ 100.0%
Days on Market Until Sale	6	4	- 33.3%	6	18	+ 200.0%
Median Sales Price*	\$340,000	\$375,000	+ 10.3%	\$340,000	\$363,500	+ 6.9%
Average Sales Price*	\$340,000	\$375,000	+ 10.3%	\$340,000	\$363,500	+ 6.9%
Percent of Original List Price Received*	104.6%	98.9%	- 5.4%	104.6%	97.7%	- 6.6%
Inventory of Homes for Sale	2	0	- 100.0%	—	—	—
Months Supply of Inventory	2.0	—	—	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

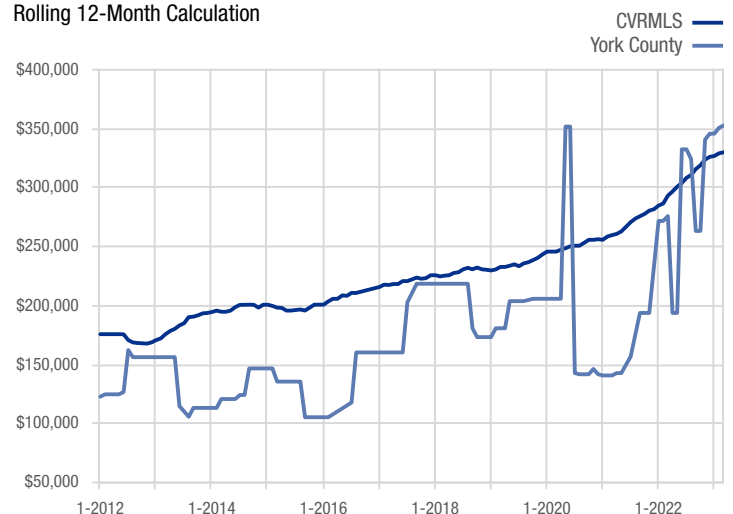
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Condo/Town

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.