

# Local Market Update – April 2023

A Research Tool Provided by Central Virginia Regional MLS.



## James City County

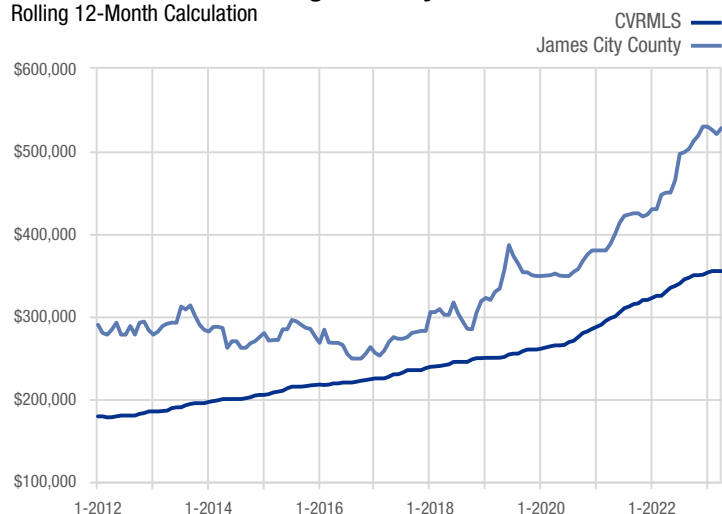
Single Family	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	34	25	- 26.5%	78	102	+ 30.8%
Pending Sales	23	27	+ 17.4%	66	86	+ 30.3%
Closed Sales	20	21	+ 5.0%	68	54	- 20.6%
Days on Market Until Sale	9	18	+ 100.0%	23	31	+ 34.8%
Median Sales Price*	\$526,000	\$609,000	+ 15.8%	\$503,000	\$500,000	- 0.6%
Average Sales Price*	\$599,048	\$594,412	- 0.8%	\$563,409	\$531,963	- 5.6%
Percent of Original List Price Received*	105.0%	99.5%	- 5.2%	100.4%	97.9%	- 2.5%
Inventory of Homes for Sale	21	29	+ 38.1%	—	—	—
Months Supply of Inventory	1.2	1.5	+ 25.0%	—	—	—

Condo/Town	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	3	3	0.0%	12	13	+ 8.3%
Pending Sales	4	2	- 50.0%	12	12	0.0%
Closed Sales	3	3	0.0%	10	9	- 10.0%
Days on Market Until Sale	12	2	- 83.3%	11	13	+ 18.2%
Median Sales Price*	\$255,000	\$235,000	- 7.8%	\$280,000	\$235,000	- 16.1%
Average Sales Price*	\$361,341	\$232,333	- 35.7%	\$313,452	\$248,037	- 20.9%
Percent of Original List Price Received*	107.9%	103.7%	- 3.9%	104.3%	96.8%	- 7.2%
Inventory of Homes for Sale	0	2	—	—	—	—
Months Supply of Inventory	—	0.6	—	—	—	—

\* 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.

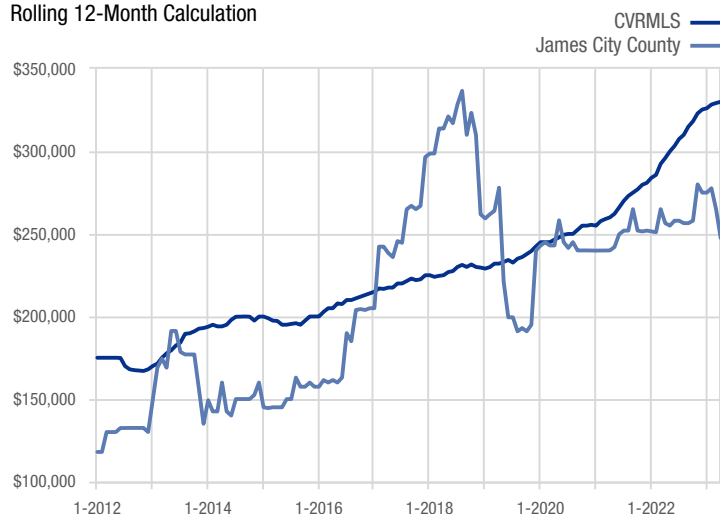
### Median Sales Price - Single-Family

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.