

Local Market Update – April 2023

A Research Tool Provided by Central Virginia Regional MLS.



York County

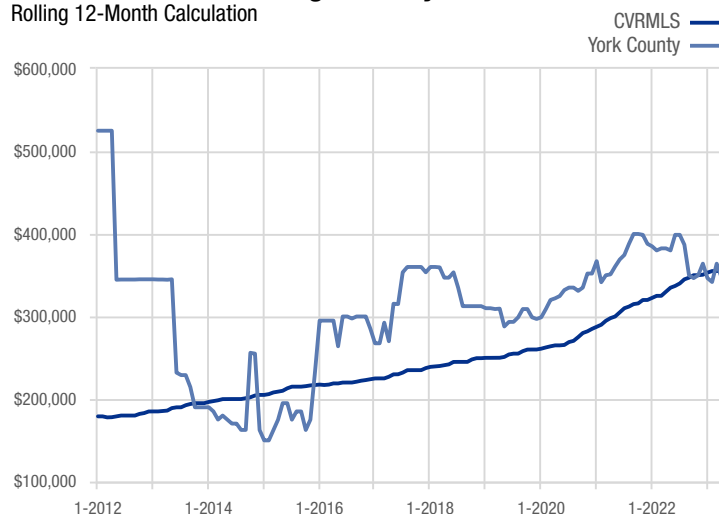
Single Family	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	2	3	+ 50.0%	9	15	+ 66.7%
Pending Sales	0	2	—	8	12	+ 50.0%
Closed Sales	2	5	+ 150.0%	11	11	0.0%
Days on Market Until Sale	6	15	+ 150.0%	25	33	+ 32.0%
Median Sales Price*	\$438,550	\$408,500	- 6.9%	\$375,000	\$408,500	+ 8.9%
Average Sales Price*	\$438,550	\$418,280	- 4.6%	\$399,951	\$377,855	- 5.5%
Percent of Original List Price Received*	107.7%	101.2%	- 6.0%	102.5%	100.4%	- 2.0%
Inventory of Homes for Sale	3	4	+ 33.3%	—	—	—
Months Supply of Inventory	0.8	1.6	+ 100.0%	—	—	—

Condo/Town	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	0	2	—	3	3	0.0%
Pending Sales	1	1	0.0%	2	3	+ 50.0%
Closed Sales	1	0	- 100.0%	2	2	0.0%
Days on Market Until Sale	16	—	—	11	18	+ 63.6%
Median Sales Price*	\$156,000	—	—	\$248,000	\$363,500	+ 46.6%
Average Sales Price*	\$156,000	—	—	\$248,000	\$363,500	+ 46.6%
Percent of Original List Price Received*	107.6%	—	—	106.1%	97.7%	- 7.9%
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	1.0	0.7	- 30.0%	—	—	—

* 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.

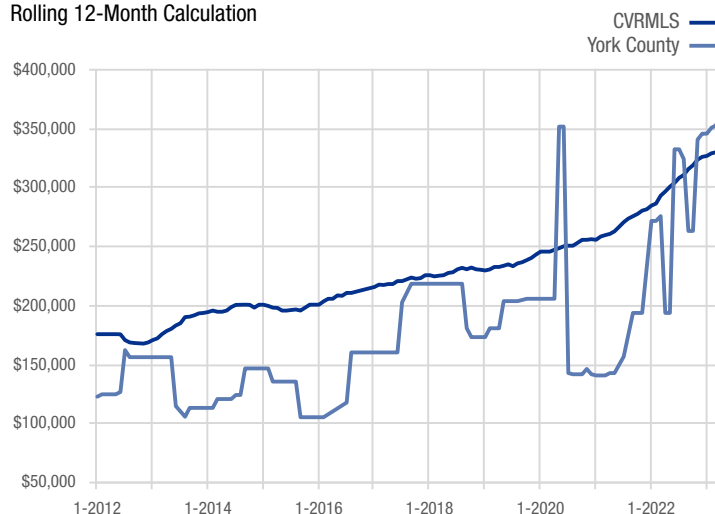
Median Sales Price - Single-Family

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.