

Local Market Update – May 2023

A Research Tool Provided by Central Virginia Regional MLS.



York County

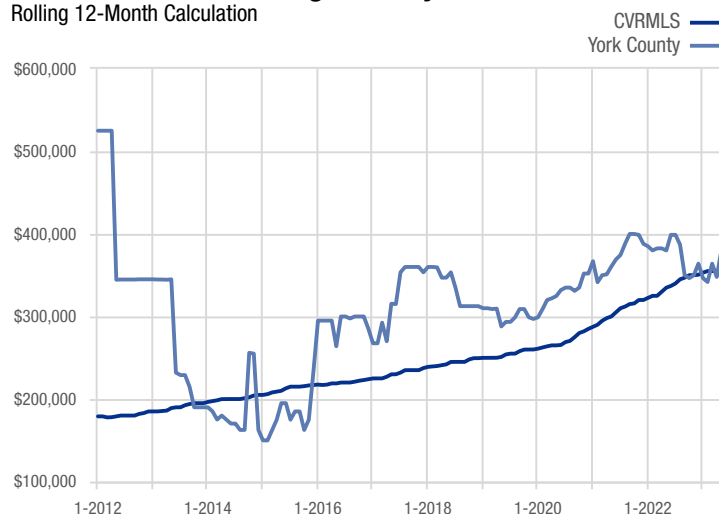
Single Family	May			Year to Date		
Key Metrics	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% Change
New Listings	1	7	+ 600.0%	10	23	+ 130.0%
Pending Sales	3	6	+ 100.0%	11	18	+ 63.6%
Closed Sales	1	3	+ 200.0%	12	14	+ 16.7%
Days on Market Until Sale	5	14	+ 180.0%	23	29	+ 26.1%
Median Sales Price*	\$226,000	\$452,000	+ 100.0%	\$369,500	\$411,750	+ 11.4%
Average Sales Price*	\$226,000	\$478,667	+ 111.8%	\$385,455	\$399,457	+ 3.6%
Percent of Original List Price Received*	125.6%	99.6%	- 20.7%	104.4%	100.3%	- 3.9%
Inventory of Homes for Sale	1	5	+ 400.0%	—	—	—
Months Supply of Inventory	0.3	1.8	+ 500.0%	—	—	—

Condo/Town	May			Year to Date		
Key Metrics	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% Change
New Listings	0	2	—	3	5	+ 66.7%
Pending Sales	1	1	0.0%	3	4	+ 33.3%
Closed Sales	0	0	0.0%	2	2	0.0%
Days on Market Until Sale	—	—	—	11	18	+ 63.6%
Median Sales Price*	—	—	—	\$248,000	\$363,500	+ 46.6%
Average Sales Price*	—	—	—	\$248,000	\$363,500	+ 46.6%
Percent of Original List Price Received*	—	—	—	106.1%	97.7%	- 7.9%
Inventory of Homes for Sale	0	2	—	—	—	—
Months Supply of Inventory	—	1.4	—	—	—	—

* 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.

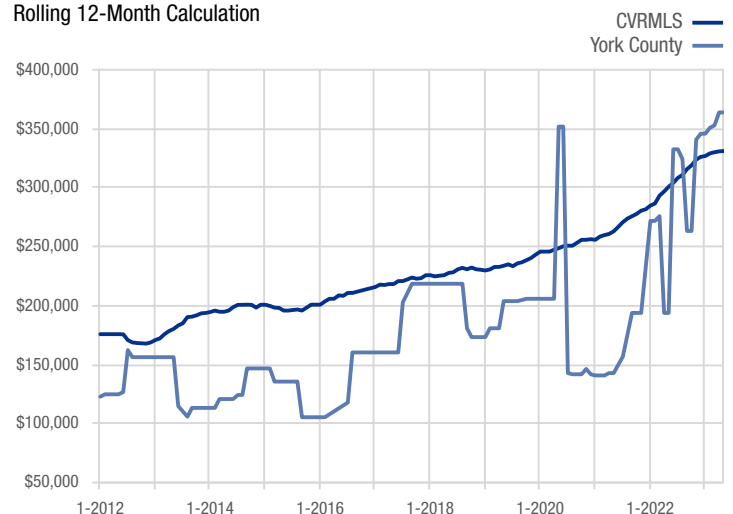
Median Sales Price - Single-Family

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.