

# Local Market Update – June 2023

A Research Tool Provided by Central Virginia Regional MLS.



## James City County

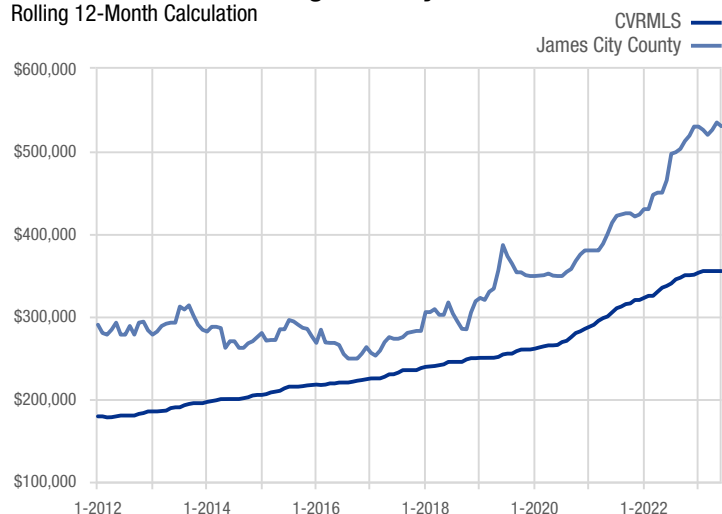
| Single Family                            | June      |           |          | Year to Date |             |          |
|--|-----------|-----------|----------|--------------|-------------|----------|
| Key Metrics                              | 2022      | 2023      | % Change | Thru 6-2022  | Thru 6-2023 | % Change |
| New Listings                             | 30        | 21        | - 30.0%  | 129          | 159         | + 23.3%  |
| Pending Sales                            | 27        | 20        | - 25.9%  | 112          | 128         | + 14.3%  |
| Closed Sales                             | 24        | 29        | + 20.8%  | 111          | 115         | + 3.6%   |
| Days on Market Until Sale                | 8         | 15        | + 87.5%  | 17           | 23          | + 35.3%  |
| Median Sales Price*                      | \$636,000 | \$540,000 | - 15.1%  | \$530,000    | \$537,000   | + 1.3%   |
| Average Sales Price*                     | \$651,625 | \$544,519 | - 16.4%  | \$577,907    | \$566,501   | - 2.0%   |
| Percent of Original List Price Received* | 102.2%    | 100.6%    | - 1.6%   | 100.8%       | 99.2%       | - 1.6%   |
| Inventory of Homes for Sale              | 26        | 36        | + 38.5%  | —            | —           | —        |
| Months Supply of Inventory               | 1.5       | 1.9       | + 26.7%  | —            | —           | —        |

| Condo/Town                               | June      |           |          | Year to Date |             |          |
|--|-----------|-----------|----------|--------------|-------------|----------|
| Key Metrics                              | 2022      | 2023      | % Change | Thru 6-2022  | Thru 6-2023 | % Change |
| New Listings                             | 3         | 3         | 0.0%     | 19           | 22          | + 15.8%  |
| Pending Sales                            | 4         | 4         | 0.0%     | 18           | 21          | + 16.7%  |
| Closed Sales                             | 4         | 5         | + 25.0%  | 15           | 18          | + 20.0%  |
| Days on Market Until Sale                | 7         | 6         | - 14.3%  | 9            | 12          | + 33.3%  |
| Median Sales Price*                      | \$312,499 | \$370,501 | + 18.6%  | \$275,000    | \$255,000   | - 7.3%   |
| Average Sales Price*                     | \$352,749 | \$335,100 | - 5.0%   | \$318,368    | \$281,935   | - 11.4%  |
| Percent of Original List Price Received* | 102.5%    | 100.9%    | - 1.6%   | 104.7%       | 98.4%       | - 6.0%   |
| Inventory of Homes for Sale              | 1         | 2         | + 100.0% | —            | —           | —        |
| Months Supply of Inventory               | 0.4       | 0.5       | + 25.0%  | —            | —           | —        |

\* 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.

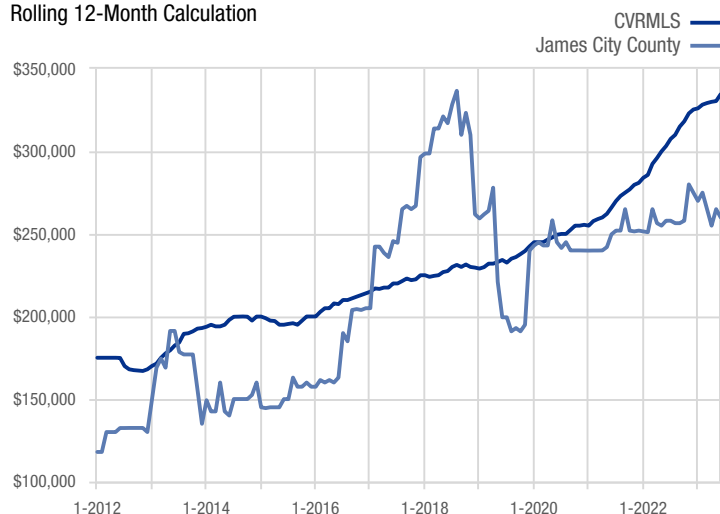
### Median Sales Price - Single-Family

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.