

Local Market Update – June 2023

A Research Tool Provided by Central Virginia Regional MLS.



York County

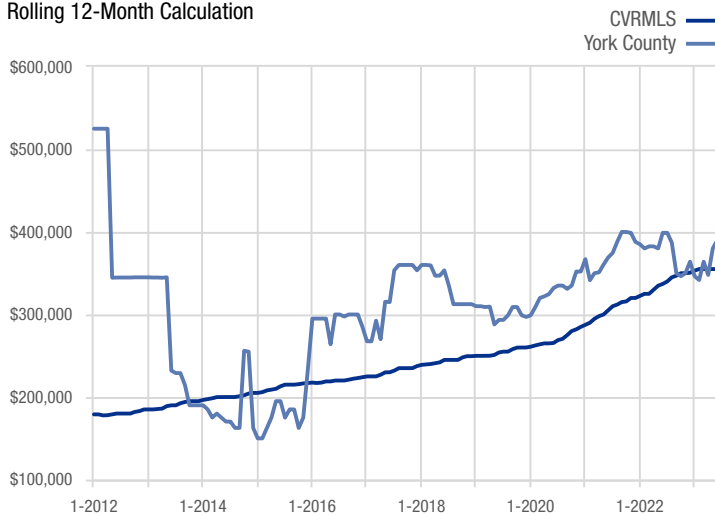
Single Family	June			Year to Date		
Key Metrics	2022	2023	% Change	Thru 6-2022	Thru 6-2023	% Change
New Listings	3	3	0.0%	13	26	+ 100.0%
Pending Sales	1	3	+ 200.0%	12	21	+ 75.0%
Closed Sales	3	5	+ 66.7%	15	19	+ 26.7%
Days on Market Until Sale	17	12	- 29.4%	22	24	+ 9.1%
Median Sales Price*	\$440,000	\$440,000	0.0%	\$375,000	\$415,000	+ 10.7%
Average Sales Price*	\$430,333	\$448,500	+ 4.2%	\$394,431	\$412,363	+ 4.5%
Percent of Original List Price Received*	103.5%	101.4%	- 2.0%	104.2%	100.5%	- 3.6%
Inventory of Homes for Sale	3	3	0.0%	—	—	—
Months Supply of Inventory	0.9	1.0	+ 11.1%	—	—	—

Condo/Town	June			Year to Date		
Key Metrics	2022	2023	% Change	Thru 6-2022	Thru 6-2023	% Change
New Listings	0	0	0.0%	3	5	+ 66.7%
Pending Sales	0	1	—	3	5	+ 66.7%
Closed Sales	1	2	+ 100.0%	3	4	+ 33.3%
Days on Market Until Sale	18	5	- 72.2%	13	11	- 15.4%
Median Sales Price*	\$350,000	\$295,500	- 15.6%	\$340,000	\$363,500	+ 6.9%
Average Sales Price*	\$350,000	\$295,500	- 15.6%	\$282,000	\$329,500	+ 16.8%
Percent of Original List Price Received*	97.8%	104.2%	+ 6.5%	103.3%	101.0%	- 2.2%
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	0.8	—	—	—	—

* 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.

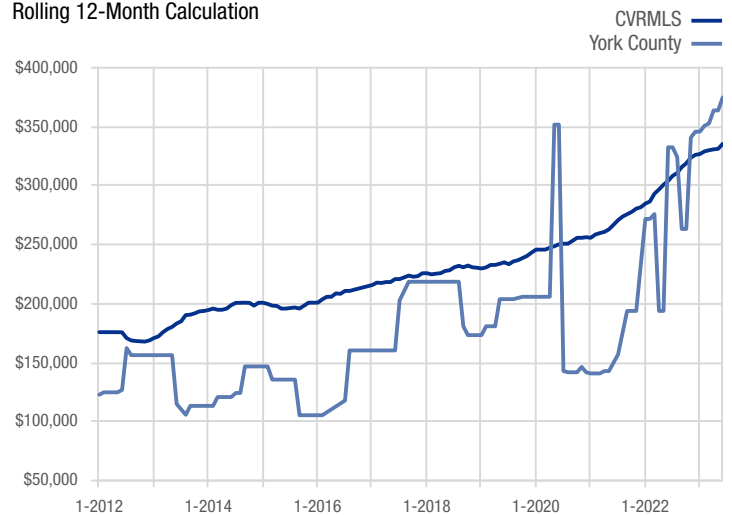
Median Sales Price - Single-Family

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.