

Local Market Update – July 2023

A Research Tool Provided by Central Virginia Regional MLS.



James City County

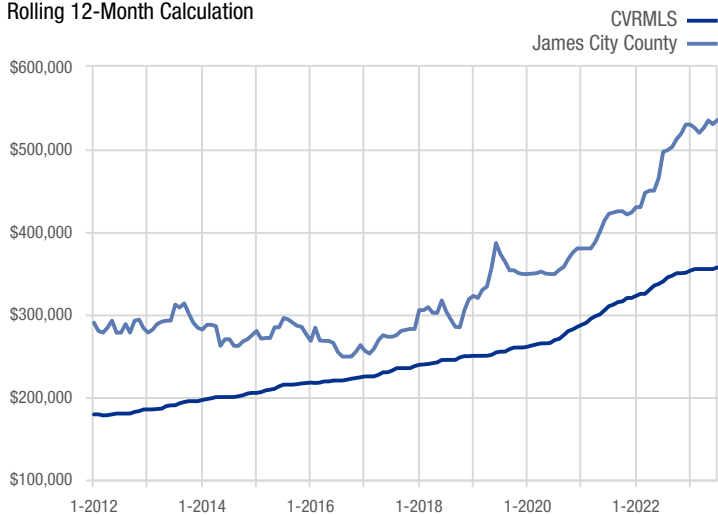
Single Family	July			Year to Date		
	2022	2023	% Change	Thru 7-2022	Thru 7-2023	% Change
New Listings	25	19	- 24.0%	154	178	+ 15.6%
Pending Sales	25	23	- 8.0%	137	151	+ 10.2%
Closed Sales	26	15	- 42.3%	137	130	- 5.1%
Days on Market Until Sale	13	38	+ 192.3%	16	25	+ 56.3%
Median Sales Price*	\$535,000	\$680,000	+ 27.1%	\$530,000	\$550,000	+ 3.8%
Average Sales Price*	\$567,968	\$634,967	+ 11.8%	\$576,053	\$574,462	- 0.3%
Percent of Original List Price Received*	101.8%	99.4%	- 2.4%	101.0%	99.3%	- 1.7%
Inventory of Homes for Sale	26	29	+ 11.5%	—	—	—
Months Supply of Inventory	1.5	1.5	0.0%	—	—	—

Condo/Town	July			Year to Date		
	2022	2023	% Change	Thru 7-2022	Thru 7-2023	% Change
New Listings	4	2	- 50.0%	23	24	+ 4.3%
Pending Sales	3	2	- 33.3%	21	23	+ 9.5%
Closed Sales	3	2	- 33.3%	18	20	+ 11.1%
Days on Market Until Sale	6	40	+ 566.7%	9	15	+ 66.7%
Median Sales Price*	\$310,000	\$412,500	+ 33.1%	\$288,500	\$272,665	- 5.5%
Average Sales Price*	\$293,333	\$412,500	+ 40.6%	\$314,196	\$294,992	- 6.1%
Percent of Original List Price Received*	99.5%	98.0%	- 1.5%	103.9%	98.4%	- 5.3%
Inventory of Homes for Sale	2	2	0.0%	—	—	—
Months Supply of Inventory	0.7	0.5	- 28.6%	—	—	—

* 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.

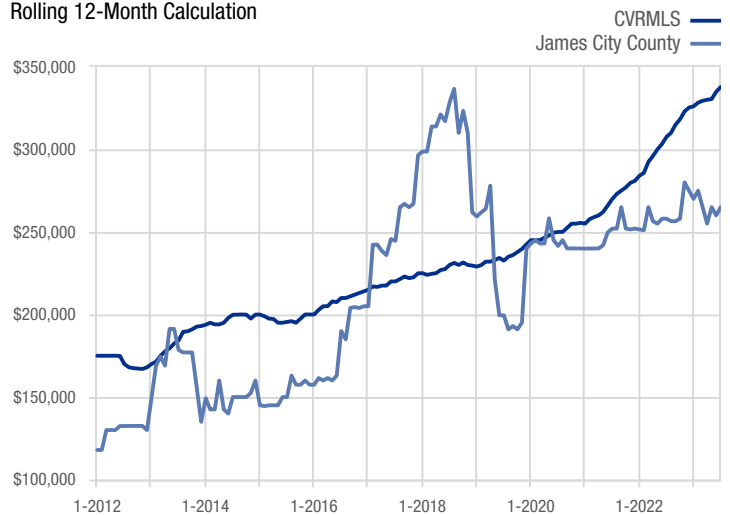
Median Sales Price - Single-Family

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.