

Local Market Update – July 2023

A Research Tool Provided by Central Virginia Regional MLS.



York County

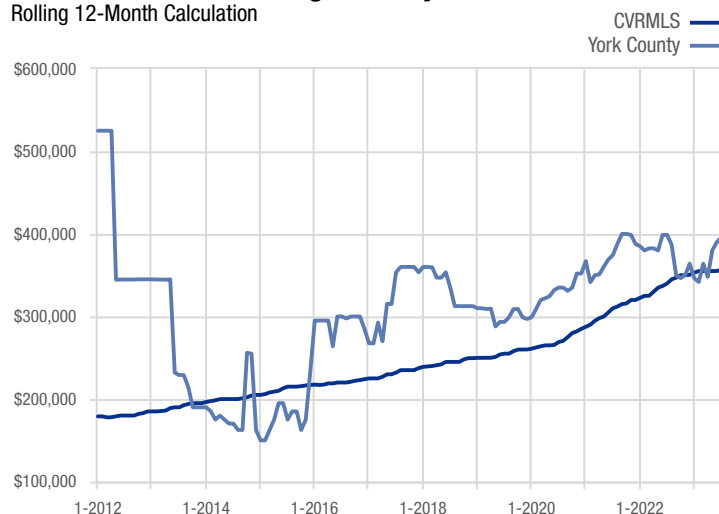
Single Family	July			Year to Date		
Key Metrics	2022	2023	% Change	Thru 7-2022	Thru 7-2023	% Change
New Listings	3	4	+ 33.3%	16	30	+ 87.5%
Pending Sales	1	3	+ 200.0%	13	24	+ 84.6%
Closed Sales	2	4	+ 100.0%	17	23	+ 35.3%
Days on Market Until Sale	56	25	- 55.4%	26	24	- 7.7%
Median Sales Price*	\$647,235	\$546,000	- 15.6%	\$375,000	\$440,000	+ 17.3%
Average Sales Price*	\$647,235	\$602,044	- 7.0%	\$424,173	\$445,351	+ 5.0%
Percent of Original List Price Received*	97.5%	96.3%	- 1.2%	103.5%	100.0%	- 3.4%
Inventory of Homes for Sale	5	3	- 40.0%	—	—	—
Months Supply of Inventory	1.6	0.9	- 43.8%	—	—	—

Condo/Town	July			Year to Date		
Key Metrics	2022	2023	% Change	Thru 7-2022	Thru 7-2023	% Change
New Listings	2	2	0.0%	5	7	+ 40.0%
Pending Sales	0	2	—	3	6	+ 100.0%
Closed Sales	0	0	0.0%	3	4	+ 33.3%
Days on Market Until Sale	—	—	—	13	11	- 15.4%
Median Sales Price*	—	—	—	\$340,000	\$363,500	+ 6.9%
Average Sales Price*	—	—	—	\$282,000	\$329,500	+ 16.8%
Percent of Original List Price Received*	—	—	—	103.3%	101.0%	- 2.2%
Inventory of Homes for Sale	2	2	0.0%	—	—	—
Months Supply of Inventory	2.0	1.3	- 35.0%	—	—	—

* 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.

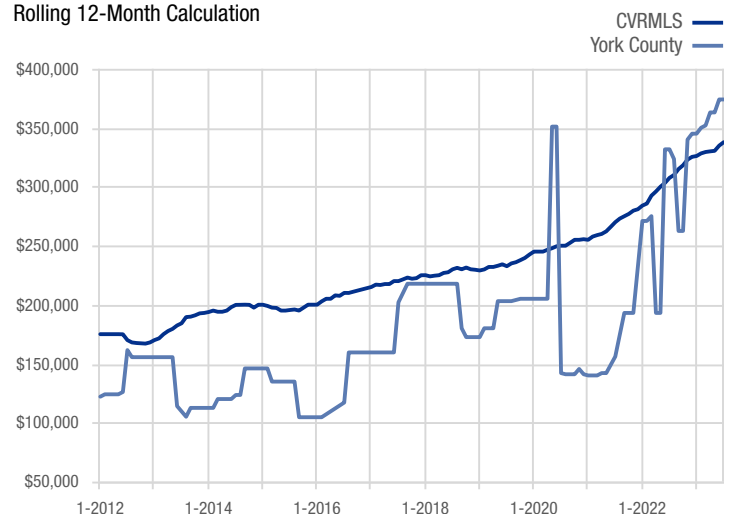
Median Sales Price - Single-Family

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.