

# Local Market Update – August 2023

A Research Tool Provided by Central Virginia Regional MLS.



## York County

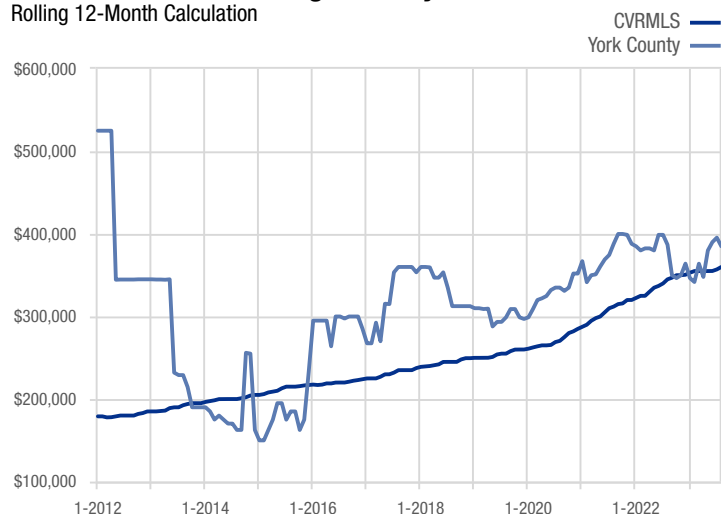
Single Family	August			Year to Date		
Key Metrics	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	5	2	- 60.0%	21	32	+ 52.4%
Pending Sales	3	0	- 100.0%	16	24	+ 50.0%
Closed Sales	1	2	+ 100.0%	18	25	+ 38.9%
Days on Market Until Sale	9	4	- 55.6%	25	23	- 8.0%
Median Sales Price*	\$417,000	<b>\$268,493</b>	- 35.6%	\$391,000	<b>\$415,000</b>	+ 6.1%
Average Sales Price*	\$417,000	<b>\$268,493</b>	- 35.6%	\$423,774	<b>\$431,202</b>	+ 1.8%
Percent of Original List Price Received*	100.5%	<b>102.8%</b>	+ 2.3%	103.3%	<b>100.2%</b>	- 3.0%
Inventory of Homes for Sale	7	5	- 28.6%	—	—	—
Months Supply of Inventory	2.4	1.6	- 33.3%	—	—	—

Condo/Town	August			Year to Date		
Key Metrics	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	0	1	—	5	8	+ 60.0%
Pending Sales	1	1	0.0%	4	7	+ 75.0%
Closed Sales	1	2	+ 100.0%	4	6	+ 50.0%
Days on Market Until Sale	4	39	+ 875.0%	11	20	+ 81.8%
Median Sales Price*	\$185,000	<b>\$320,000</b>	+ 73.0%	\$262,500	<b>\$351,000</b>	+ 33.7%
Average Sales Price*	\$185,000	<b>\$320,000</b>	+ 73.0%	\$257,750	<b>\$326,333</b>	+ 26.6%
Percent of Original List Price Received*	100.0%	<b>95.5%</b>	- 4.5%	102.5%	<b>99.1%</b>	- 3.3%
Inventory of Homes for Sale	1	2	+ 100.0%	—	—	—
Months Supply of Inventory	1.0	1.3	+ 30.0%	—	—	—

\* 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.

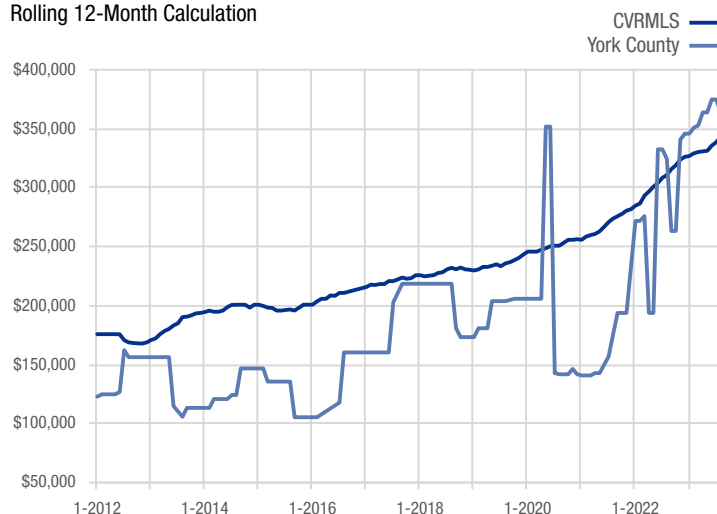
### Median Sales Price - Single-Family

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.