

# Local Market Update – September 2023

A Research Tool Provided by Central Virginia Regional MLS.



## James City County

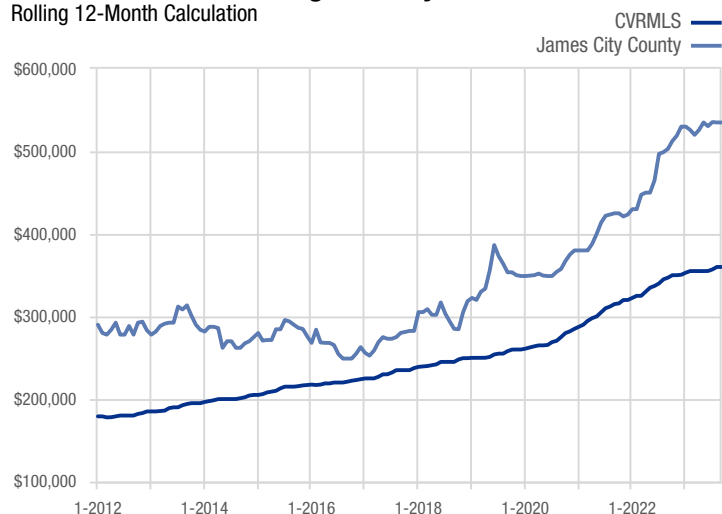
Single Family	September			Year to Date		
Key Metrics	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
New Listings	29	19	- 34.5%	205	218	+ 6.3%
Pending Sales	16	22	+ 37.5%	173	189	+ 9.2%
Closed Sales	9	17	+ 88.9%	175	170	- 2.9%
Days on Market Until Sale	10	39	+ 290.0%	16	26	+ 62.5%
Median Sales Price*	\$550,000	<b>\$585,000</b>	+ 6.4%	\$535,000	<b>\$540,000</b>	+ 0.9%
Average Sales Price*	\$567,536	<b>\$713,533</b>	+ 25.7%	\$578,119	<b>\$595,483</b>	+ 3.0%
Percent of Original List Price Received*	102.9%	<b>98.8%</b>	- 4.0%	101.3%	<b>99.2%</b>	- 2.1%
Inventory of Homes for Sale	36	30	- 16.7%	—	—	—
Months Supply of Inventory	1.9	1.6	- 15.8%	—	—	—

Condo/Town	September			Year to Date		
Key Metrics	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
New Listings	3	5	+ 66.7%	33	36	+ 9.1%
Pending Sales	4	3	- 25.0%	31	32	+ 3.2%
Closed Sales	8	4	- 50.0%	29	27	- 6.9%
Days on Market Until Sale	6	4	- 33.3%	7	12	+ 71.4%
Median Sales Price*	\$281,500	<b>\$323,500</b>	+ 14.9%	\$275,000	<b>\$300,000</b>	+ 9.1%
Average Sales Price*	\$292,420	<b>\$309,250</b>	+ 5.8%	\$303,754	<b>\$300,809</b>	- 1.0%
Percent of Original List Price Received*	103.9%	<b>103.0%</b>	- 0.9%	103.6%	<b>100.0%</b>	- 3.5%
Inventory of Homes for Sale	1	5	+ 400.0%	—	—	—
Months Supply of Inventory	0.3	1.4	+ 366.7%	—	—	—

\* 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.

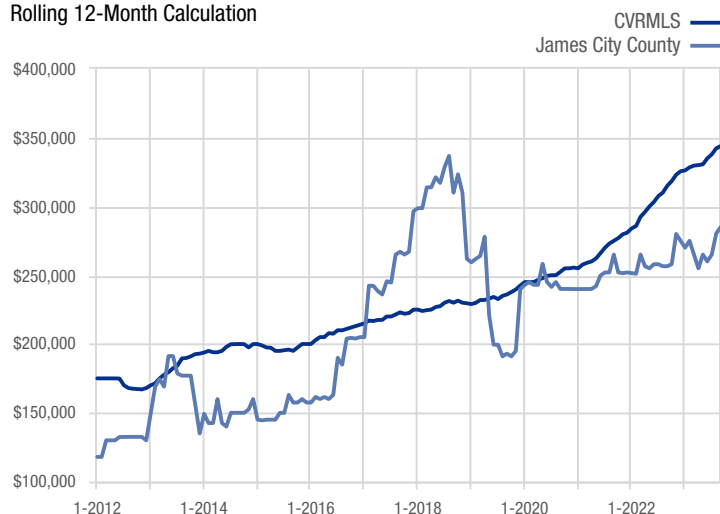
### Median Sales Price - Single-Family

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.