

# Local Market Update – September 2023

A Research Tool Provided by Central Virginia Regional MLS.



## York County

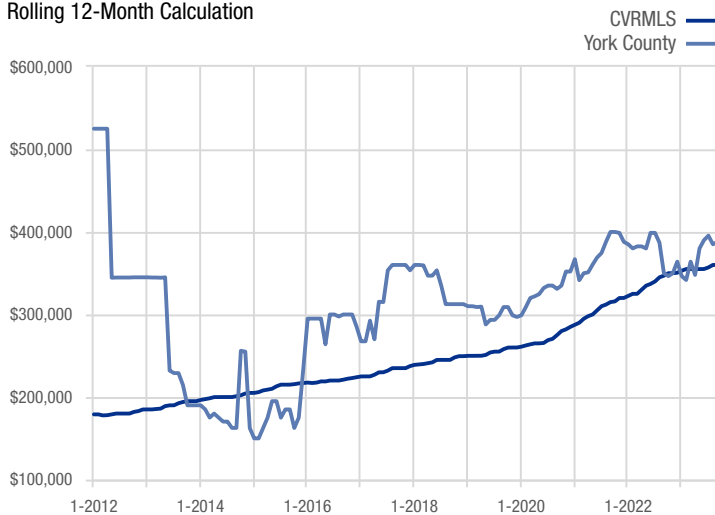
Single Family	September			Year to Date		
Key Metrics	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
New Listings	4	7	+ 75.0%	25	39	+ 56.0%
Pending Sales	3	2	- 33.3%	19	26	+ 36.8%
Closed Sales	4	0	- 100.0%	22	25	+ 13.6%
Days on Market Until Sale	12	—	—	23	23	0.0%
Median Sales Price*	\$347,500	—	—	\$382,500	<b>\$415,000</b>	+ 8.5%
Average Sales Price*	\$353,750	—	—	\$411,042	<b>\$431,202</b>	+ 4.9%
Percent of Original List Price Received*	100.3%	—	—	102.8%	<b>100.2%</b>	- 2.5%
Inventory of Homes for Sale	8	7	- 12.5%	—	—	—
Months Supply of Inventory	2.6	2.3	- 11.5%	—	—	—

Condo/Town	September			Year to Date		
Key Metrics	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
New Listings	0	2	—	5	10	+ 100.0%
Pending Sales	0	2	—	4	9	+ 125.0%
Closed Sales	0	1	—	4	7	+ 75.0%
Days on Market Until Sale	—	24	—	11	21	+ 90.9%
Median Sales Price*	—	<b>\$208,000</b>	—	\$262,500	<b>\$350,000</b>	+ 33.3%
Average Sales Price*	—	<b>\$208,000</b>	—	\$257,750	<b>\$309,429</b>	+ 20.1%
Percent of Original List Price Received*	—	<b>99.0%</b>	—	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.

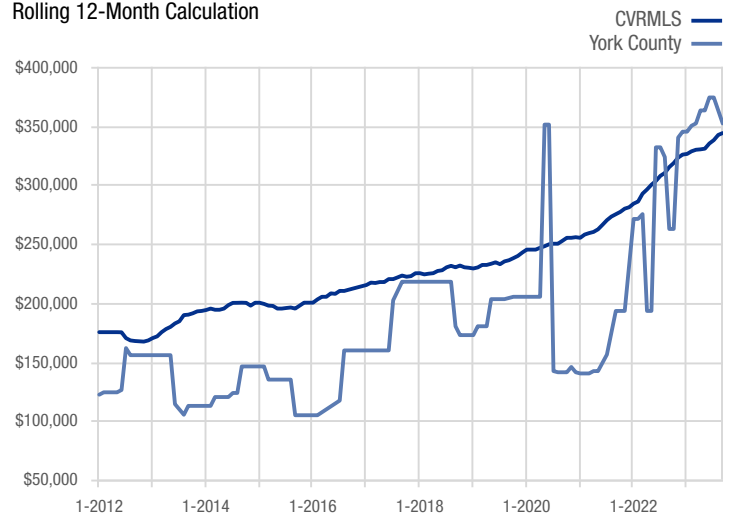
### Median Sales Price - Single-Family

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.