

Local Market Update – October 2023

A Research Tool Provided by Central Virginia Regional MLS.



York County

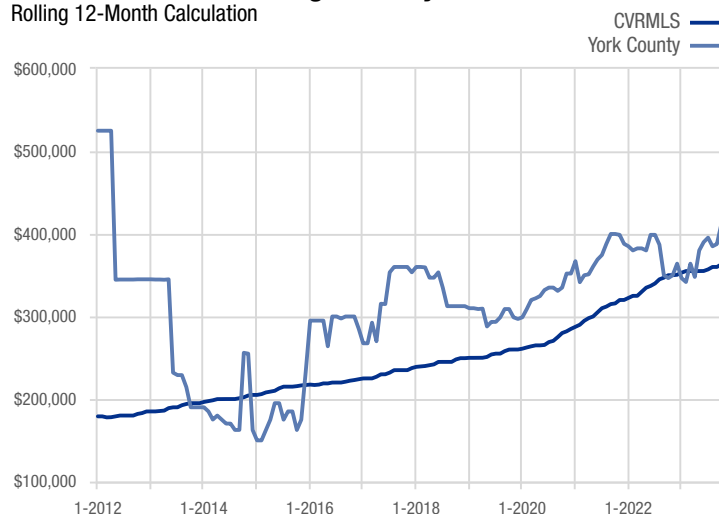
Single Family	October			Year to Date		
Key Metrics	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	0	3	—	25	42	+ 68.0%
Pending Sales	2	6	+ 200.0%	21	32	+ 52.4%
Closed Sales	2	2	0.0%	24	27	+ 12.5%
Days on Market Until Sale	18	9	- 50.0%	22	22	0.0%
Median Sales Price*	\$300,500	\$518,250	+ 72.5%	\$369,500	\$415,000	+ 12.3%
Average Sales Price*	\$300,500	\$518,250	+ 72.5%	\$401,831	\$437,650	+ 8.9%
Percent of Original List Price Received*	93.9%	88.9%	- 5.3%	102.0%	99.3%	- 2.6%
Inventory of Homes for Sale	5	4	- 20.0%	—	—	—
Months Supply of Inventory	1.8	1.1	- 38.9%	—	—	—

Condo/Town	October			Year to Date		
Key Metrics	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	1	0	- 100.0%	6	10	+ 66.7%
Pending Sales	2	1	- 50.0%	6	10	+ 66.7%
Closed Sales	0	2	—	4	9	+ 125.0%
Days on Market Until Sale	—	12	—	11	19	+ 72.7%
Median Sales Price*	—	\$377,500	—	\$262,500	\$352,000	+ 34.1%
Average Sales Price*	—	\$377,500	—	\$257,750	\$324,556	+ 25.9%
Percent of Original List Price Received*	—	100.7%	—	102.5%	99.5%	- 2.9%
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	0.7	—	—	—	—

* 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.

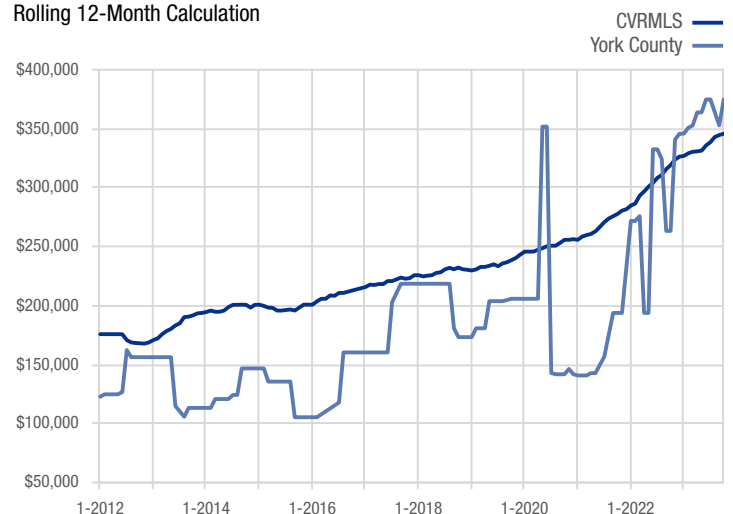
Median Sales Price - Single-Family

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.