

Local Market Update – November 2023

A Research Tool Provided by Central Virginia Regional MLS.



James City County

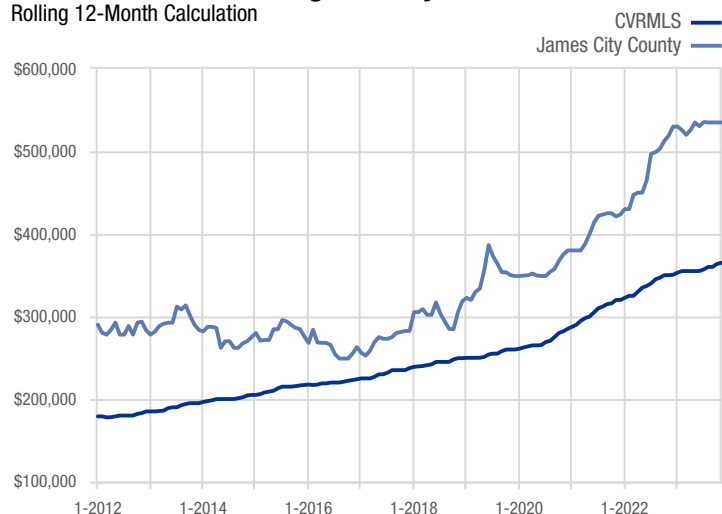
Single Family	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	13	14	+ 7.7%	237	250	+ 5.5%
Pending Sales	10	19	+ 90.0%	204	227	+ 11.3%
Closed Sales	21	20	- 4.8%	215	213	- 0.9%
Days on Market Until Sale	18	30	+ 66.7%	16	28	+ 75.0%
Median Sales Price*	\$461,000	\$484,995	+ 5.2%	\$530,000	\$535,000	+ 0.9%
Average Sales Price*	\$521,409	\$542,879	+ 4.1%	\$567,725	\$586,730	+ 3.3%
Percent of Original List Price Received*	100.3%	95.6%	- 4.7%	101.1%	98.8%	- 2.3%
Inventory of Homes for Sale	29	20	- 31.0%	—	—	—
Months Supply of Inventory	1.6	1.0	- 37.5%	—	—	—

Condo/Town	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	4	2	- 50.0%	40	48	+ 20.0%
Pending Sales	5	1	- 80.0%	39	43	+ 10.3%
Closed Sales	4	11	+ 175.0%	35	40	+ 14.3%
Days on Market Until Sale	27	28	+ 3.7%	10	17	+ 70.0%
Median Sales Price*	\$318,500	\$359,990	+ 13.0%	\$275,000	\$338,500	+ 23.1%
Average Sales Price*	\$330,250	\$360,230	+ 9.1%	\$302,011	\$315,959	+ 4.6%
Percent of Original List Price Received*	102.5%	94.9%	- 7.4%	103.2%	98.9%	- 4.2%
Inventory of Homes for Sale	0	6	—	—	—	—
Months Supply of Inventory	—	1.5	—	—	—	—

* 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.

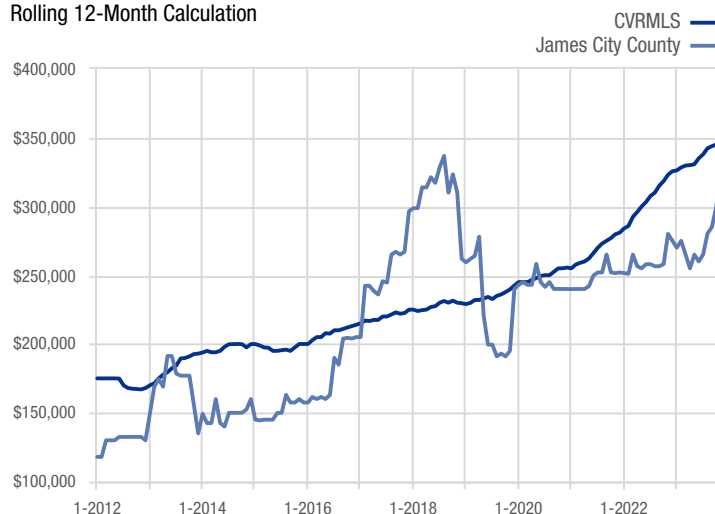
Median Sales Price - Single-Family

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.