

Local Market Update – November 2023

A Research Tool Provided by Central Virginia Regional MLS.



York County

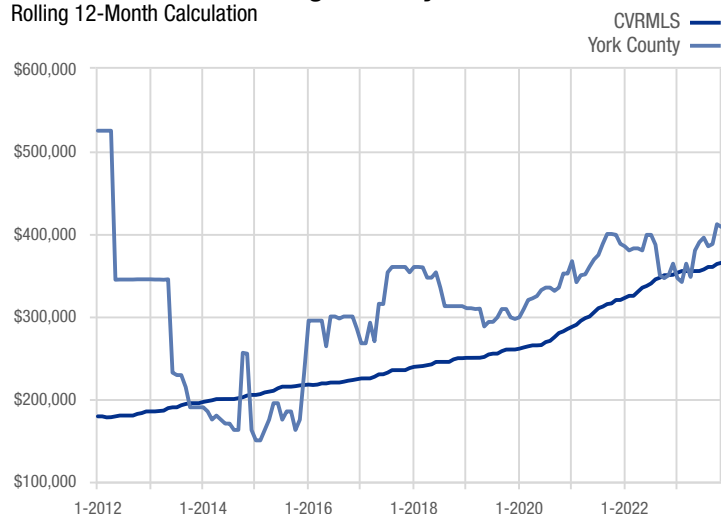
Single Family	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	0	1	—	25	43	+ 72.0%
Pending Sales	0	2	—	21	34	+ 61.9%
Closed Sales	2	5	+ 150.0%	26	32	+ 23.1%
Days on Market Until Sale	27	27	0.0%	23	23	0.0%
Median Sales Price*	\$315,000	\$335,000	+ 6.3%	\$369,500	\$411,750	+ 11.4%
Average Sales Price*	\$315,000	\$402,180	+ 27.7%	\$395,151	\$432,108	+ 9.4%
Percent of Original List Price Received*	94.5%	93.3%	- 1.3%	101.4%	98.4%	- 3.0%
Inventory of Homes for Sale	4	2	- 50.0%	—	—	—
Months Supply of Inventory	1.7	0.6	- 64.7%	—	—	—

Condo/Town	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	0	0	0.0%	6	10	+ 66.7%
Pending Sales	0	0	0.0%	6	10	+ 66.7%
Closed Sales	1	1	0.0%	5	10	+ 100.0%
Days on Market Until Sale	97	23	- 76.3%	28	19	- 32.1%
Median Sales Price*	\$385,000	\$211,000	- 45.2%	\$340,000	\$351,000	+ 3.2%
Average Sales Price*	\$385,000	\$211,000	- 45.2%	\$283,200	\$313,200	+ 10.6%
Percent of Original List Price Received*	81.1%	93.4%	+ 15.2%	98.2%	98.9%	+ 0.7%
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.

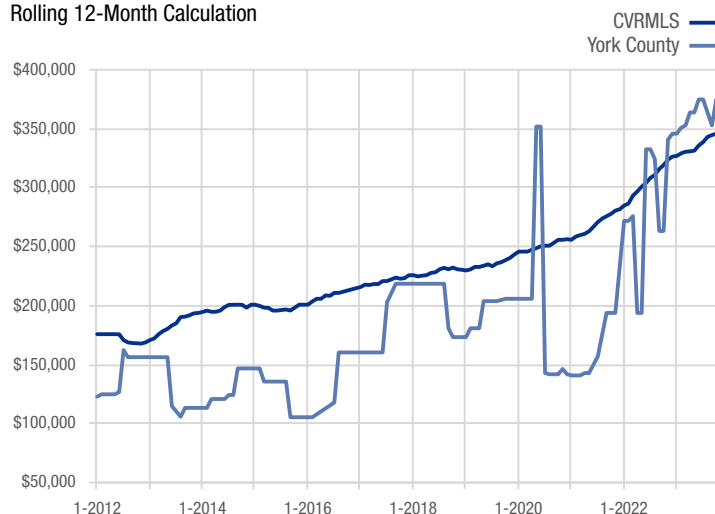
Median Sales Price - Single-Family

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.