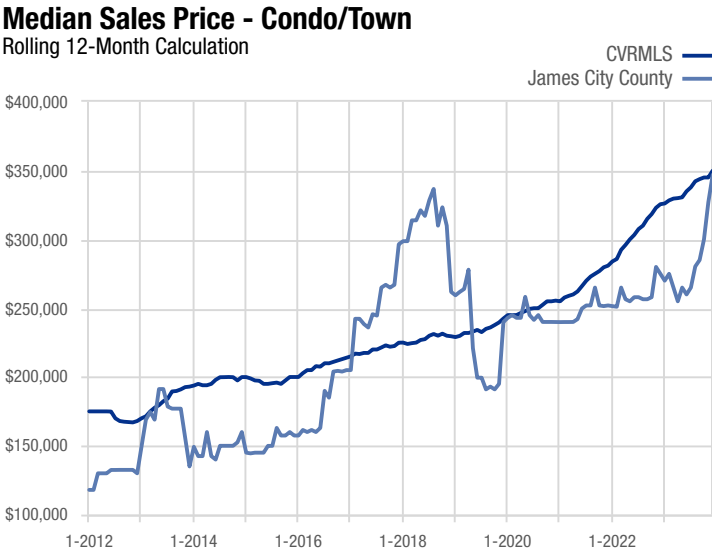
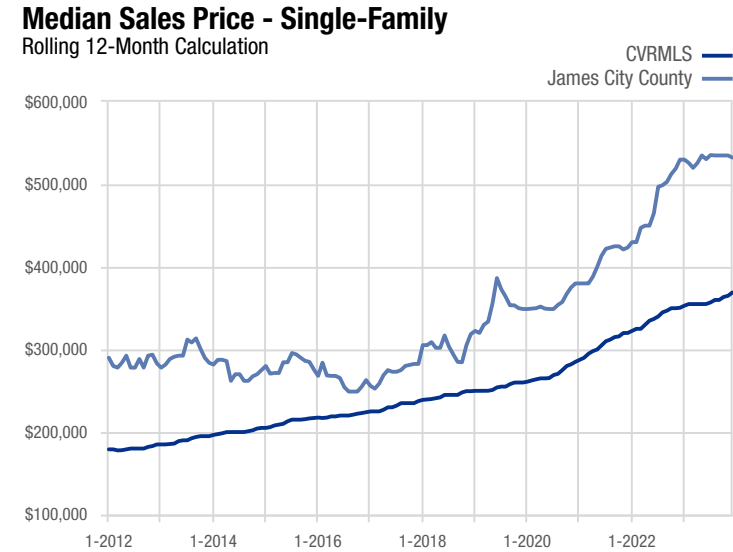


James City County

Single Family	December			Year to Date		
Key Metrics	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	5	7	+ 40.0%	242	257	+ 6.2%
Pending Sales	9	9	0.0%	213	236	+ 10.8%
Closed Sales	14	18	+ 28.6%	229	231	+ 0.9%
Days on Market Until Sale	25	54	+ 116.0%	16	30	+ 87.5%
Median Sales Price*	\$522,500	\$507,450	- 2.9%	\$530,000	\$532,460	+ 0.5%
Average Sales Price*	\$580,857	\$561,867	- 3.3%	\$568,542	\$584,784	+ 2.9%
Percent of Original List Price Received*	98.2%	97.8%	- 0.4%	100.9%	98.7%	- 2.2%
Inventory of Homes for Sale	20	16	- 20.0%	—	—	—
Months Supply of Inventory	1.1	0.8	- 27.3%	—	—	—

Condo/Town	December			Year to Date		
Key Metrics	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	2	4	+ 100.0%	42	52	+ 23.8%
Pending Sales	0	3	—	39	46	+ 17.9%
Closed Sales	4	1	- 75.0%	39	41	+ 5.1%
Days on Market Until Sale	9	2	- 77.8%	10	16	+ 60.0%
Median Sales Price*	\$276,250	\$378,590	+ 37.0%	\$275,000	\$347,000	+ 26.2%
Average Sales Price*	\$270,375	\$378,590	+ 40.0%	\$298,766	\$317,487	+ 6.3%
Percent of Original List Price Received*	99.2%	97.4%	- 1.8%	102.8%	98.8%	- 3.9%
Inventory of Homes for Sale	2	7	+ 250.0%	—	—	—
Months Supply of Inventory	0.6	1.8	+ 200.0%	—	—	—

* 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.



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.