

# Local Market Update – December 2023

A Research Tool Provided by Central Virginia Regional MLS.



## York County

Single Family	December			Year to Date		
Key Metrics	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	1	3	+ 200.0%	26	46	+ 76.9%
Pending Sales	3	2	- 33.3%	24	36	+ 50.0%
Closed Sales	1	1	0.0%	27	33	+ 22.2%
Days on Market Until Sale	87	20	- 77.0%	25	23	- 8.0%
Median Sales Price*	\$100,000	\$220,000	+ 120.0%	\$364,000	\$408,500	+ 12.2%
Average Sales Price*	\$100,000	\$220,000	+ 120.0%	\$384,220	\$425,681	+ 10.8%
Percent of Original List Price Received*	87.0%	93.6%	+ 7.6%	100.9%	98.2%	- 2.7%
Inventory of Homes for Sale	2	3	+ 50.0%	—	—	—
Months Supply of Inventory	0.8	0.9	+ 12.5%	—	—	—

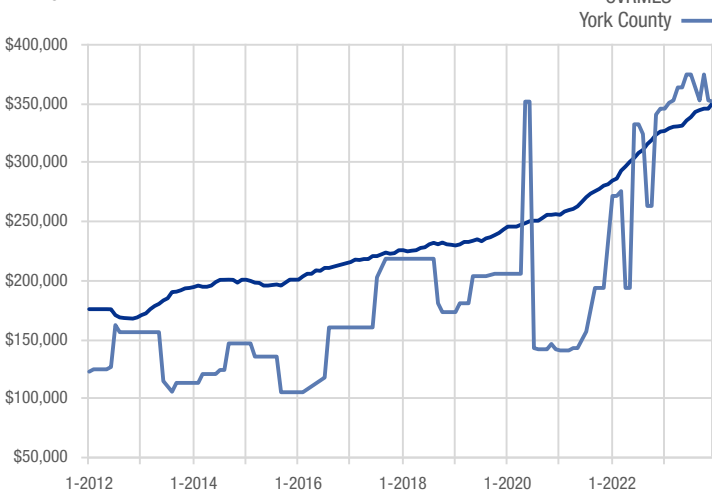
Condo/Town	December			Year to Date		
Key Metrics	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	1	0	- 100.0%	7	10	+ 42.9%
Pending Sales	0	0	0.0%	6	10	+ 66.7%
Closed Sales	1	0	- 100.0%	6	10	+ 66.7%
Days on Market Until Sale	7	—	—	25	19	- 24.0%
Median Sales Price*	\$374,000	—	—	\$345,000	\$351,000	+ 1.7%
Average Sales Price*	\$374,000	—	—	\$298,333	\$313,200	+ 5.0%
Percent of Original List Price Received*	97.1%	—	—	98.0%	98.9%	+ 0.9%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	0.8	—	—	—	—	—

\* 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



### Median Sales Price - Condo/Town



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.