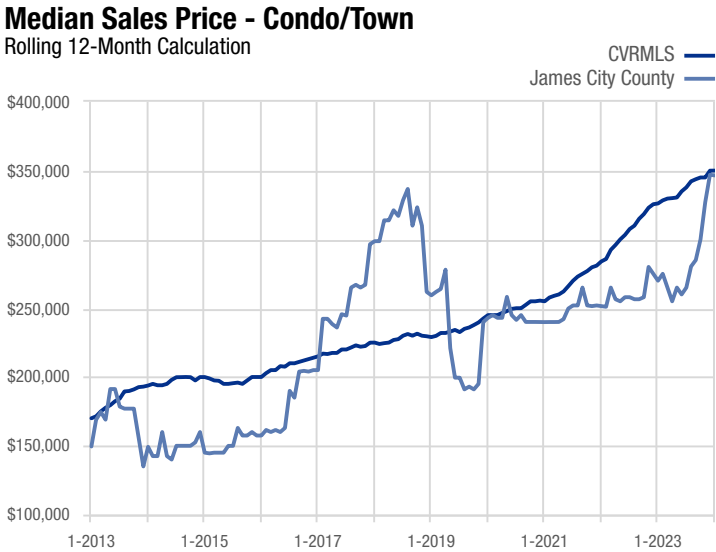
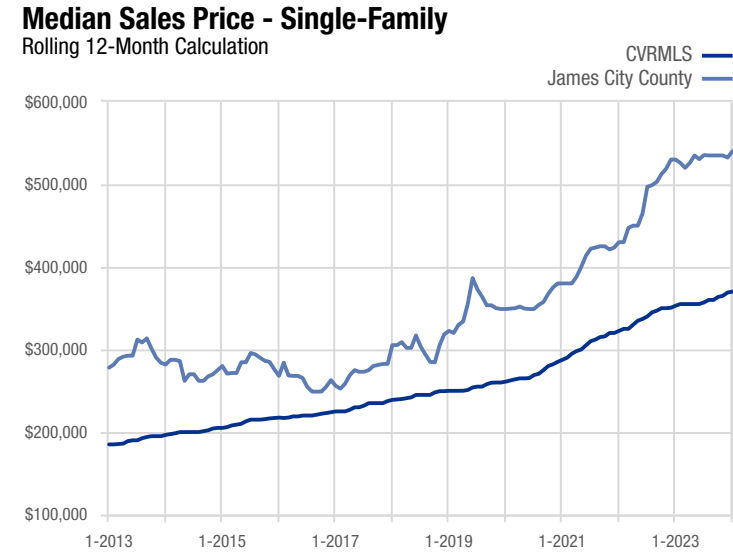


James City County

Single Family	January			Year to Date		
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	13	12	- 7.7%	13	12	- 7.7%
Pending Sales	15	11	- 26.7%	15	11	- 26.7%
Closed Sales	6	12	+ 100.0%	6	12	+ 100.0%
Days on Market Until Sale	34	55	+ 61.8%	34	55	+ 61.8%
Median Sales Price*	\$482,400	\$676,500	+ 40.2%	\$482,400	\$676,500	+ 40.2%
Average Sales Price*	\$448,133	\$745,946	+ 66.5%	\$448,133	\$745,946	+ 66.5%
Percent of Original List Price Received*	98.6%	99.9%	+ 1.3%	98.6%	99.9%	+ 1.3%
Inventory of Homes for Sale	18	14	- 22.2%	—	—	—
Months Supply of Inventory	1.0	0.7	- 30.0%	—	—	—

Condo/Town	January			Year to Date		
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	3	2	- 33.3%	3	2	- 33.3%
Pending Sales	2	3	+ 50.0%	2	3	+ 50.0%
Closed Sales	1	6	+ 500.0%	1	6	+ 500.0%
Days on Market Until Sale	17	29	+ 70.6%	17	29	+ 70.6%
Median Sales Price*	\$265,000	\$343,000	+ 29.4%	\$265,000	\$343,000	+ 29.4%
Average Sales Price*	\$265,000	\$345,318	+ 30.3%	\$265,000	\$345,318	+ 30.3%
Percent of Original List Price Received*	101.9%	96.0%	- 5.8%	101.9%	96.0%	- 5.8%
Inventory of Homes for Sale	3	6	+ 100.0%	—	—	—
Months Supply of Inventory	0.8	1.5	+ 87.5%	—	—	—

* 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.



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.