

# Local Market Update – February 2024

A Research Tool Provided by Central Virginia Regional MLS.



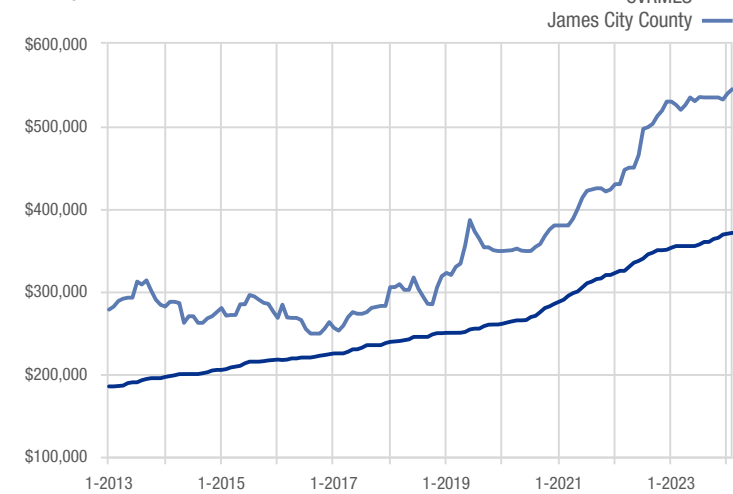
## James City County

| Single Family                            | February  |           |          | Year to Date |             |          |
|--|-----------|-----------|----------|--------------|-------------|----------|
| Key Metrics                              | 2023      | 2024      | % Change | Thru 2-2023  | Thru 2-2024 | % Change |
| New Listings                             | 24        | 22        | - 8.3%   | 37           | 36          | - 2.7%   |
| Pending Sales                            | 14        | 21        | + 50.0%  | 29           | 32          | + 10.3%  |
| Closed Sales                             | 15        | 10        | - 33.3%  | 21           | 22          | + 4.8%   |
| Days on Market Until Sale                | 42        | 28        | - 33.3%  | 40           | 43          | + 7.5%   |
| Median Sales Price*                      | \$426,000 | \$457,500 | + 7.4%   | \$449,900    | \$627,400   | + 39.5%  |
| Average Sales Price*                     | \$470,000 | \$414,200 | - 11.9%  | \$463,752    | \$595,153   | + 28.3%  |
| Percent of Original List Price Received* | 94.6%     | 102.7%    | + 8.6%   | 95.7%        | 101.2%      | + 5.7%   |
| Inventory of Homes for Sale              | 28        | 14        | - 50.0%  | —            | —           | —        |
| Months Supply of Inventory               | 1.5       | 0.7       | - 53.3%  | —            | —           | —        |

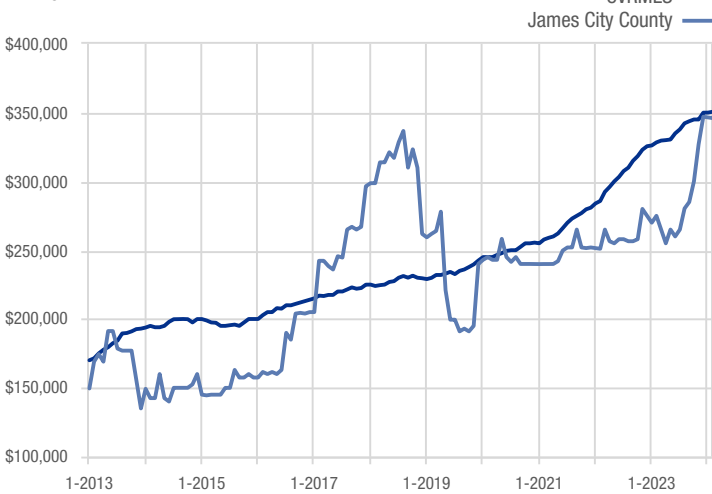
| Condo/Town                               | February  |           |          | Year to Date |             |          |
|--|-----------|-----------|----------|--------------|-------------|----------|
| Key Metrics                              | 2023      | 2024      | % Change | Thru 2-2023  | Thru 2-2024 | % Change |
| New Listings                             | 3         | 6         | + 100.0% | 6            | 8           | + 33.3%  |
| Pending Sales                            | 2         | 6         | + 200.0% | 4            | 9           | + 125.0% |
| Closed Sales                             | 3         | 4         | + 33.3%  | 4            | 10          | + 150.0% |
| Days on Market Until Sale                | 18        | 18        | 0.0%     | 18           | 25          | + 38.9%  |
| Median Sales Price*                      | \$280,330 | \$280,000 | - 0.1%   | \$272,665    | \$340,000   | + 24.7%  |
| Average Sales Price*                     | \$276,443 | \$279,875 | + 1.2%   | \$273,583    | \$319,141   | + 16.7%  |
| Percent of Original List Price Received* | 99.0%     | 98.4%     | - 0.6%   | 99.8%        | 97.0%       | - 2.8%   |
| Inventory of Homes for Sale              | 4         | 6         | + 50.0%  | —            | —           | —        |
| Months Supply of Inventory               | 1.2       | 1.4       | + 16.7%  | —            | —           | —        |

\* 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



### 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.