

James City County

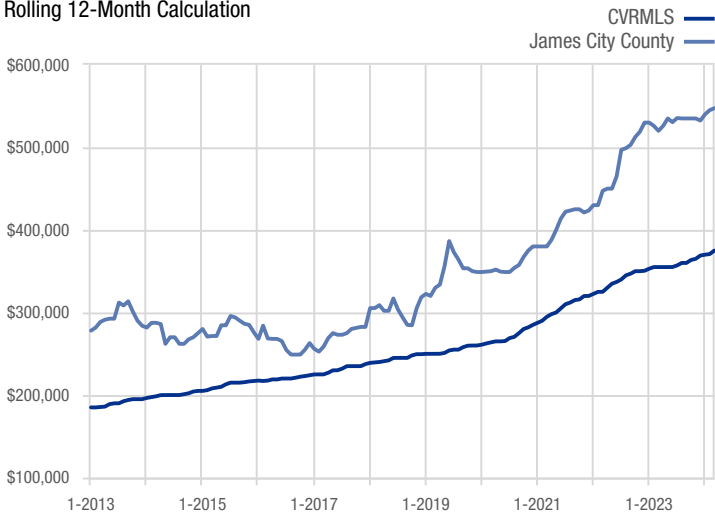
Single Family	March			Year to Date		
Key Metrics	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
New Listings	40	34	- 15.0%	77	70	- 9.1%
Pending Sales	29	24	- 17.2%	58	55	- 5.2%
Closed Sales	13	12	- 7.7%	34	34	0.0%
Days on Market Until Sale	36	17	- 52.8%	39	34	- 12.8%
Median Sales Price*	\$535,000	\$605,000	+ 13.1%	\$471,150	\$627,400	+ 33.2%
Average Sales Price*	\$530,154	\$609,458	+ 15.0%	\$489,141	\$600,202	+ 22.7%
Percent of Original List Price Received*	98.7%	101.3%	+ 2.6%	96.9%	101.2%	+ 4.4%
Inventory of Homes for Sale	34	25	- 26.5%	—	—	—
Months Supply of Inventory	1.8	1.3	- 27.8%	—	—	—

Condo/Town	March			Year to Date		
Key Metrics	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
New Listings	4	4	0.0%	10	12	+ 20.0%
Pending Sales	6	4	- 33.3%	10	12	+ 20.0%
Closed Sales	3	4	+ 33.3%	7	14	+ 100.0%
Days on Market Until Sale	19	55	+ 189.5%	18	33	+ 83.3%
Median Sales Price*	\$211,000	\$395,798	+ 87.6%	\$265,000	\$347,500	+ 31.1%
Average Sales Price*	\$235,333	\$432,399	+ 83.7%	\$257,190	\$351,500	+ 36.7%
Percent of Original List Price Received*	87.6%	98.1%	+ 12.0%	94.5%	97.3%	+ 3.0%
Inventory of Homes for Sale	2	6	+ 200.0%	—	—	—
Months Supply of Inventory	0.5	1.5	+ 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.

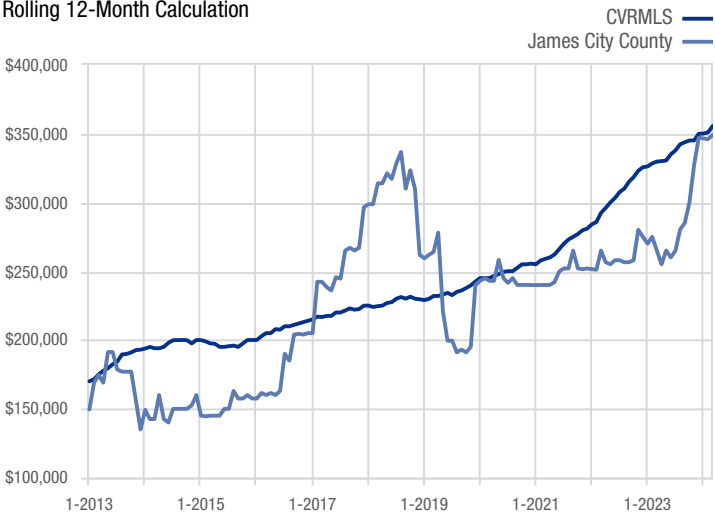
Median Sales Price - Single-Family

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.