

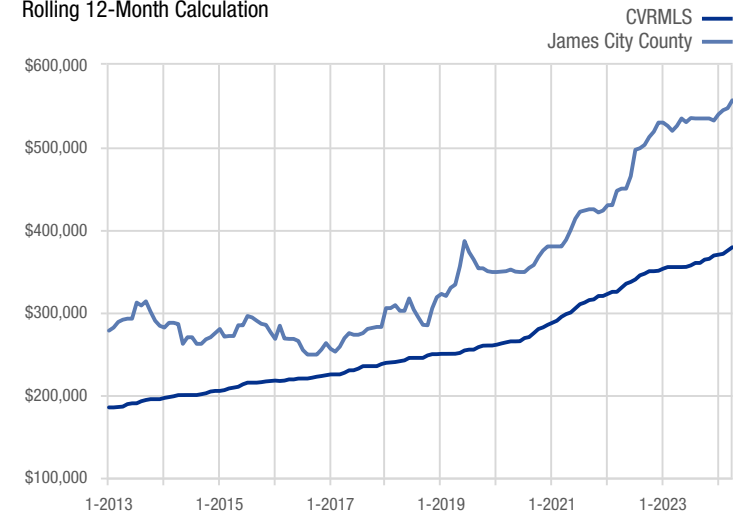
James City County

| Single Family | April | | | Year to Date | | |
|--|-----------|-----------|----------|--------------|-------------|----------|
| Key Metrics | 2023 | 2024 | % Change | Thru 4-2023 | Thru 4-2024 | % Change |
| New Listings | 27 | 28 | + 3.7% | 104 | 98 | - 5.8% |
| Pending Sales | 28 | 27 | - 3.6% | 86 | 82 | - 4.7% |
| Closed Sales | 21 | 22 | + 4.8% | 55 | 56 | + 1.8% |
| Days on Market Until Sale | 18 | 39 | + 116.7% | 31 | 36 | + 16.1% |
| Median Sales Price* | \$609,000 | \$723,750 | + 18.8% | \$498,500 | \$662,000 | + 32.8% |
| Average Sales Price* | \$594,412 | \$774,045 | + 30.2% | \$528,131 | \$668,497 | + 26.6% |
| Percent of Original List Price Received* | 99.5% | 99.5% | 0.0% | 97.8% | 100.5% | + 2.8% |
| Inventory of Homes for Sale | 32 | 24 | - 25.0% | — | — | — |
| Months Supply of Inventory | 1.6 | 1.2 | - 25.0% | — | — | — |

| Condo/Town | April | | | Year to Date | | |
|--|-----------|-----------|----------|--------------|-------------|----------|
| Key Metrics | 2023 | 2024 | % Change | Thru 4-2023 | Thru 4-2024 | % Change |
| New Listings | 3 | 8 | + 166.7% | 13 | 20 | + 53.8% |
| Pending Sales | 2 | 11 | + 450.0% | 12 | 23 | + 91.7% |
| Closed Sales | 3 | 1 | - 66.7% | 10 | 15 | + 50.0% |
| Days on Market Until Sale | 2 | 4 | + 100.0% | 13 | 31 | + 138.5% |
| Median Sales Price* | \$235,000 | \$280,000 | + 19.1% | \$237,500 | \$346,000 | + 45.7% |
| Average Sales Price* | \$232,333 | \$280,000 | + 20.5% | \$249,733 | \$346,733 | + 38.8% |
| Percent of Original List Price Received* | 103.7% | 100.0% | - 3.6% | 97.3% | 97.5% | + 0.2% |
| Inventory of Homes for Sale | 2 | 3 | + 50.0% | — | — | — |
| Months Supply of Inventory | 0.6 | 0.6 | 0.0% | — | — | — |

* 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



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.

Median Sales Price - Condo/Town
Rolling 12-Month Calculation

