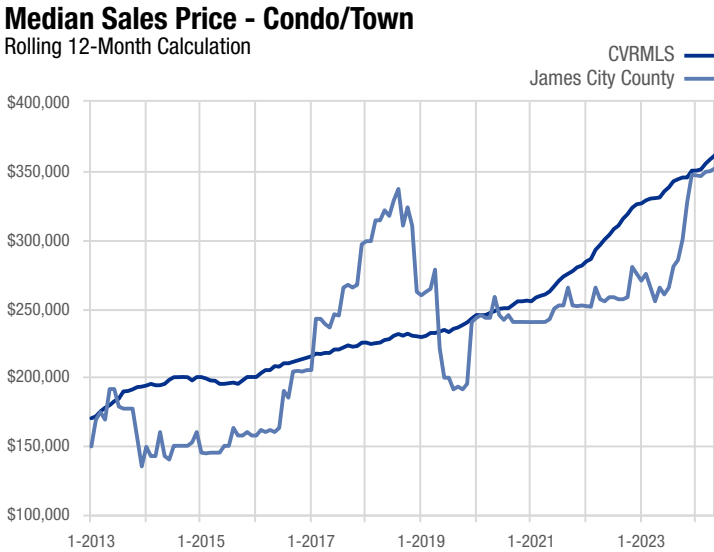
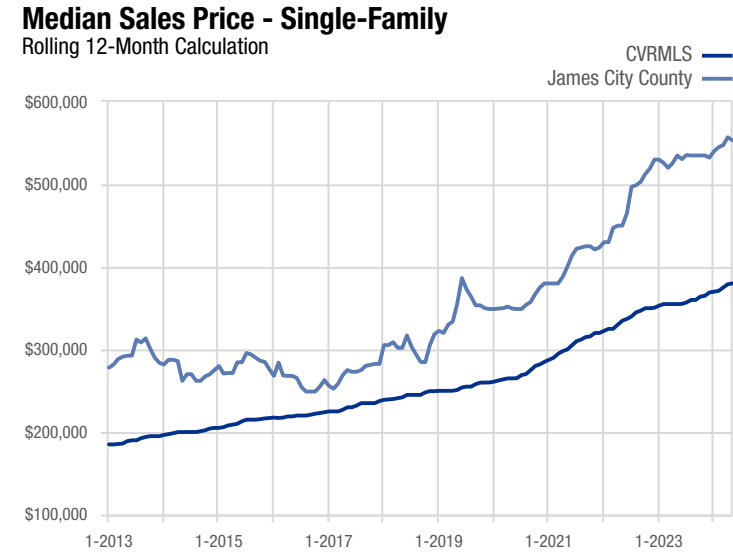


James City County

Single Family	May			Year to Date		
Key Metrics	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
New Listings	34	22	- 35.3%	138	120	- 13.0%
Pending Sales	22	19	- 13.6%	108	99	- 8.3%
Closed Sales	31	25	- 19.4%	86	81	- 5.8%
Days on Market Until Sale	17	14	- 17.6%	26	29	+ 11.5%
Median Sales Price*	\$626,000	\$582,350	- 7.0%	\$535,000	\$624,900	+ 16.8%
Average Sales Price*	\$653,904	\$696,271	+ 6.5%	\$574,001	\$677,069	+ 18.0%
Percent of Original List Price Received*	100.4%	99.0%	- 1.4%	98.8%	100.1%	+ 1.3%
Inventory of Homes for Sale	40	27	- 32.5%	—	—	—
Months Supply of Inventory	2.0	1.4	- 30.0%	—	—	—

Condo/Town	May			Year to Date		
Key Metrics	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
New Listings	6	8	+ 33.3%	19	28	+ 47.4%
Pending Sales	5	4	- 20.0%	17	27	+ 58.8%
Closed Sales	3	13	+ 333.3%	13	28	+ 115.4%
Days on Market Until Sale	19	51	+ 168.4%	15	41	+ 173.3%
Median Sales Price*	\$300,000	\$378,440	+ 26.1%	\$240,000	\$351,000	+ 46.3%
Average Sales Price*	\$300,667	\$357,853	+ 19.0%	\$261,487	\$351,896	+ 34.6%
Percent of Original List Price Received*	98.2%	99.4%	+ 1.2%	97.5%	98.4%	+ 0.9%
Inventory of Homes for Sale	3	4	+ 33.3%	—	—	—
Months Supply of Inventory	0.8	0.9	+ 12.5%	—	—	—

* 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.