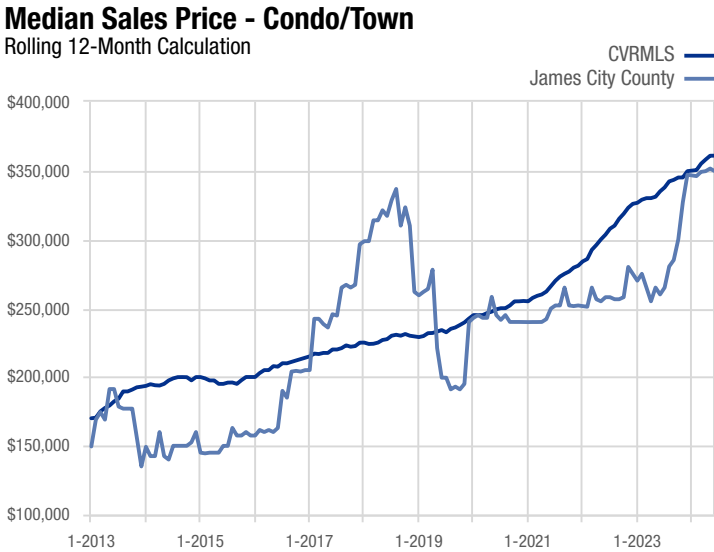
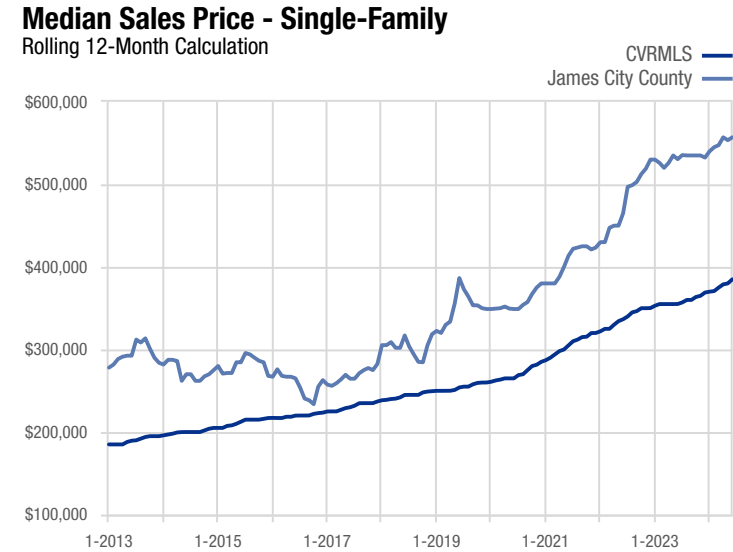


James City County

Single Family	June			Year to Date		
Key Metrics	2023	2024	% Change	Thru 6-2023	Thru 6-2024	% Change
New Listings	21	27	+ 28.6%	159	147	- 7.5%
Pending Sales	19	26	+ 36.8%	126	125	- 0.8%
Closed Sales	29	17	- 41.4%	114	98	- 14.0%
Days on Market Until Sale	15	13	- 13.3%	23	26	+ 13.0%
Median Sales Price*	\$540,000	\$600,000	+ 11.1%	\$537,000	\$611,500	+ 13.9%
Average Sales Price*	\$544,519	\$642,819	+ 18.1%	\$566,501	\$671,128	+ 18.5%
Percent of Original List Price Received*	100.6%	101.0%	+ 0.4%	99.2%	100.2%	+ 1.0%
Inventory of Homes for Sale	37	23	- 37.8%	—	—	—
Months Supply of Inventory	2.0	1.2	- 40.0%	—	—	—

Condo/Town	June			Year to Date		
Key Metrics	2023	2024	% Change	Thru 6-2023	Thru 6-2024	% Change
New Listings	3	2	- 33.3%	22	30	+ 36.4%
Pending Sales	3	5	+ 66.7%	20	31	+ 55.0%
Closed Sales	5	3	- 40.0%	18	31	+ 72.2%
Days on Market Until Sale	6	10	+ 66.7%	12	38	+ 216.7%
Median Sales Price*	\$370,501	\$325,000	- 12.3%	\$255,000	\$346,000	+ 35.7%
Average Sales Price*	\$335,100	\$325,000	- 3.0%	\$281,935	\$349,293	+ 23.9%
Percent of Original List Price Received*	100.9%	99.8%	- 1.1%	98.4%	98.5%	+ 0.1%
Inventory of Homes for Sale	3	1	- 66.7%	—	—	—
Months Supply of Inventory	0.8	0.2	- 75.0%	—	—	—

* 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.



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.