

Local Market Update – June 2024

A Research Tool Provided by Central Virginia Regional MLS.



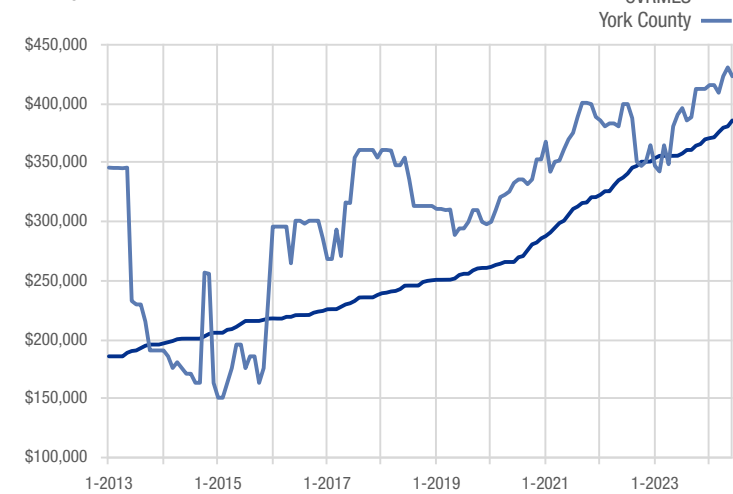
York County

Single Family	June			Year to Date		
Key Metrics	2023	2024	% Change	Thru 6-2023	Thru 6-2024	% Change
New Listings	3	6	+ 100.0%	26	21	- 19.2%
Pending Sales	3	6	+ 100.0%	21	18	- 14.3%
Closed Sales	5	2	- 60.0%	19	15	- 21.1%
Days on Market Until Sale	12	111	+ 825.0%	24	26	+ 8.3%
Median Sales Price*	\$440,000	\$647,500	+ 47.2%	\$415,000	\$451,000	+ 8.7%
Average Sales Price*	\$448,500	\$647,500	+ 44.4%	\$412,363	\$460,605	+ 11.7%
Percent of Original List Price Received*	101.4%	88.9%	- 12.3%	100.5%	97.2%	- 3.3%
Inventory of Homes for Sale	3	6	+ 100.0%	—	—	—
Months Supply of Inventory	1.0	2.1	+ 110.0%	—	—	—

Condo/Town	June			Year to Date		
Key Metrics	2023	2024	% Change	Thru 6-2023	Thru 6-2024	% Change
New Listings	0	1	—	5	4	- 20.0%
Pending Sales	0	1	—	4	4	0.0%
Closed Sales	2	0	- 100.0%	4	2	- 50.0%
Days on Market Until Sale	5	—	—	11	26	+ 136.4%
Median Sales Price*	\$295,500	—	—	\$363,500	\$317,500	- 12.7%
Average Sales Price*	\$295,500	—	—	\$329,500	\$317,500	- 3.6%
Percent of Original List Price Received*	104.2%	—	—	101.0%	95.2%	- 5.7%
Inventory of Homes for Sale	2	0	- 100.0%	—	—	—
Months Supply of Inventory	1.4	—	—	—	—	—

* 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



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

