

James City County

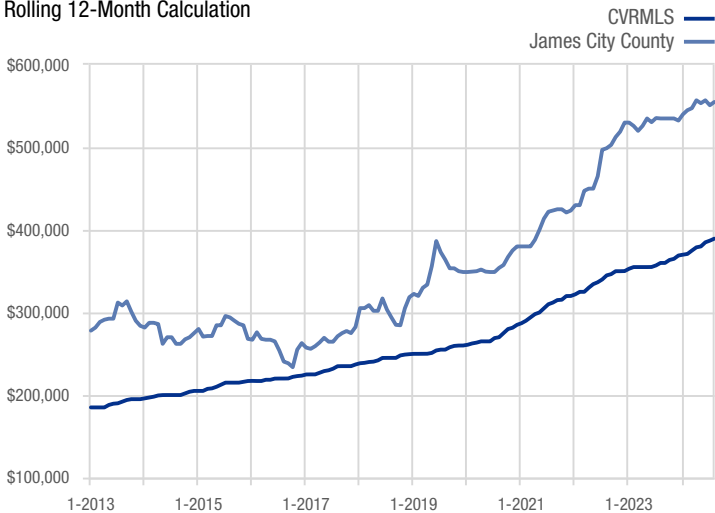
Single Family	August			Year to Date		
Key Metrics	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	21	25	+ 19.0%	199	204	+ 2.5%
Pending Sales	17	27	+ 58.8%	166	167	+ 0.6%
Closed Sales	23	20	- 13.0%	152	147	- 3.3%
Days on Market Until Sale	22	14	- 36.4%	24	22	- 8.3%
Median Sales Price*	\$510,000	\$560,000	+ 9.8%	\$539,500	\$574,000	+ 6.4%
Average Sales Price*	\$626,126	\$594,677	- 5.0%	\$582,280	\$641,660	+ 10.2%
Percent of Original List Price Received*	99.5%	100.3%	+ 0.8%	99.3%	100.5%	+ 1.2%
Inventory of Homes for Sale	35	34	- 2.9%	—	—	—
Months Supply of Inventory	1.9	1.7	- 10.5%	—	—	—

Condo/Town	August			Year to Date		
Key Metrics	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	7	5	- 28.6%	31	46	+ 48.4%
Pending Sales	7	4	- 42.9%	29	39	+ 34.5%
Closed Sales	3	6	+ 100.0%	23	41	+ 78.3%
Days on Market Until Sale	3	19	+ 533.3%	14	33	+ 135.7%
Median Sales Price*	\$362,000	\$437,450	+ 20.8%	\$280,330	\$346,000	+ 23.4%
Average Sales Price*	\$328,333	\$436,584	+ 33.0%	\$299,340	\$362,063	+ 21.0%
Percent of Original List Price Received*	106.5%	101.1%	- 5.1%	99.4%	98.9%	- 0.5%
Inventory of Homes for Sale	3	9	+ 200.0%	—	—	—
Months Supply of Inventory	0.8	1.9	+ 137.5%	—	—	—

* 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.

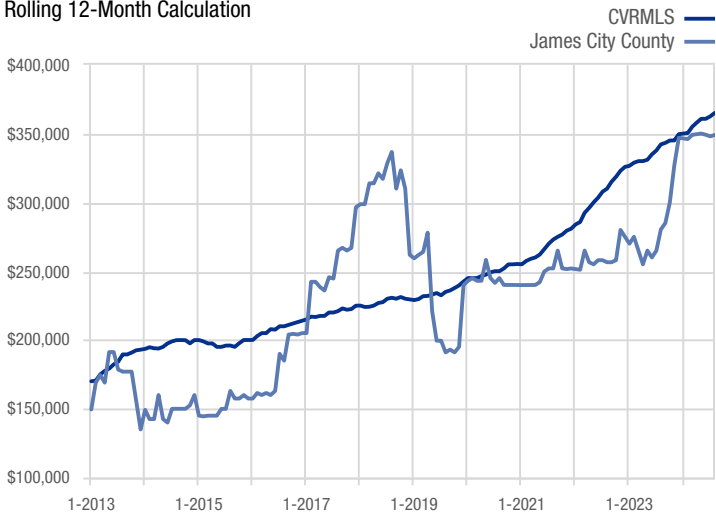
Median Sales Price - Single-Family

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.