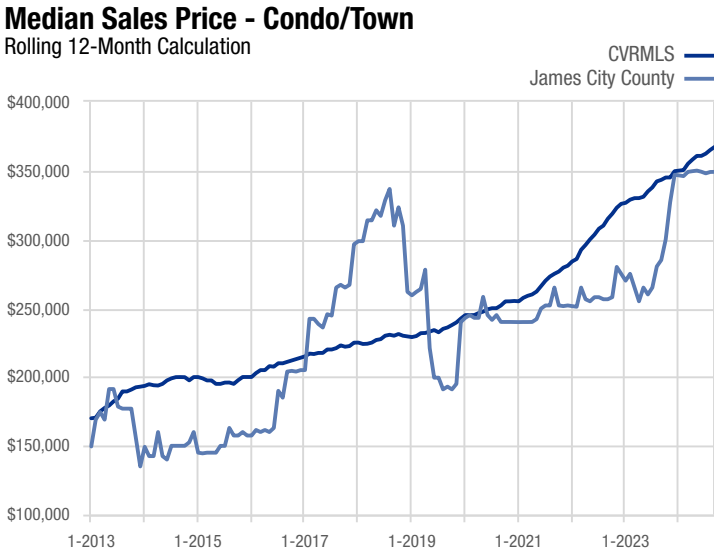
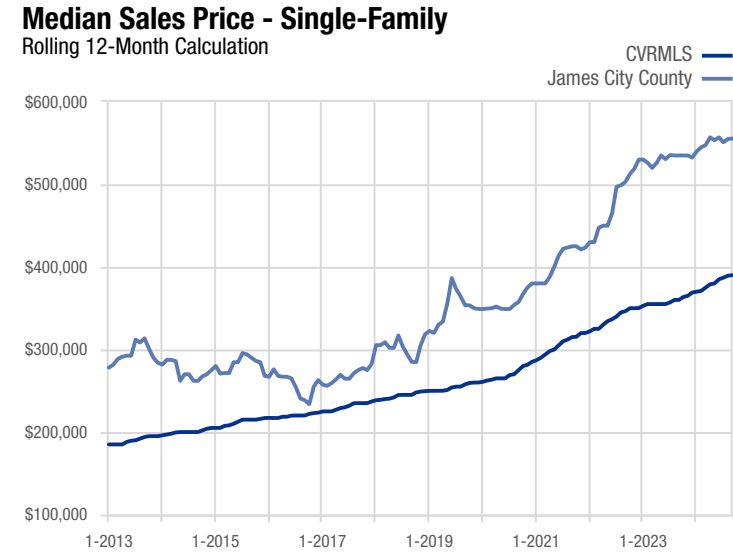


James City County

Single Family	September			Year to Date		
Key Metrics	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	19	0	- 100.0%	218	138	- 36.7%
Pending Sales	22	0	- 100.0%	188	136	- 27.7%
Closed Sales	17	2	- 88.2%	169	149	- 11.8%
Days on Market Until Sale	39	10	- 74.4%	26	22	- 15.4%
Median Sales Price*	\$585,000	\$681,806	+ 16.5%	\$540,000	\$575,000	+ 6.5%
Average Sales Price*	\$713,533	\$681,806	- 4.4%	\$595,483	\$642,199	+ 7.8%
Percent of Original List Price Received*	98.8%	98.9%	+ 0.1%	99.2%	100.5%	+ 1.3%
Inventory of Homes for Sale	30	0	- 100.0%	—	—	—
Months Supply of Inventory	1.6	—	—	—	—	—

Condo/Town	September			Year to Date		
Key Metrics	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	5	0	- 100.0%	36	34	- 5.6%
Pending Sales	3	0	- 100.0%	32	36	+ 12.5%
Closed Sales	4	1	- 75.0%	27	42	+ 55.6%
Days on Market Until Sale	4	18	+ 350.0%	12	33	+ 175.0%
Median Sales Price*	\$323,500	\$300,000	- 7.3%	\$300,000	\$345,083	+ 15.0%
Average Sales Price*	\$309,250	\$300,000	- 3.0%	\$300,809	\$360,585	+ 19.9%
Percent of Original List Price Received*	103.0%	98.4%	- 4.5%	100.0%	98.9%	- 1.1%
Inventory of Homes for Sale	5	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.



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.