

Local Market Update – September 2024

A Research Tool Provided by Central Virginia Regional MLS.



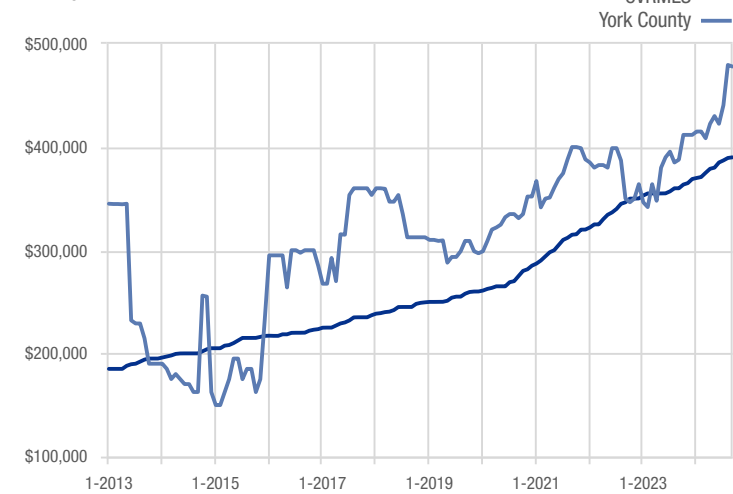
York County

Single Family	September			Year to Date		
Key Metrics	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	7	5	- 28.6%	39	33	- 15.4%
Pending Sales	2	6	+ 200.0%	25	32	+ 28.0%
Closed Sales	0	1	—	25	28	+ 12.0%
Days on Market Until Sale	—	4	—	23	28	+ 21.7%
Median Sales Price*	—	\$400,000	—	\$415,000	\$489,500	+ 18.0%
Average Sales Price*	—	\$400,000	—	\$431,202	\$509,742	+ 18.2%
Percent of Original List Price Received*	—	103.9%	—	100.2%	96.0%	- 4.2%
Inventory of Homes for Sale	9	2	- 77.8%	—	—	—
Months Supply of Inventory	3.0	0.6	- 80.0%	—	—	—

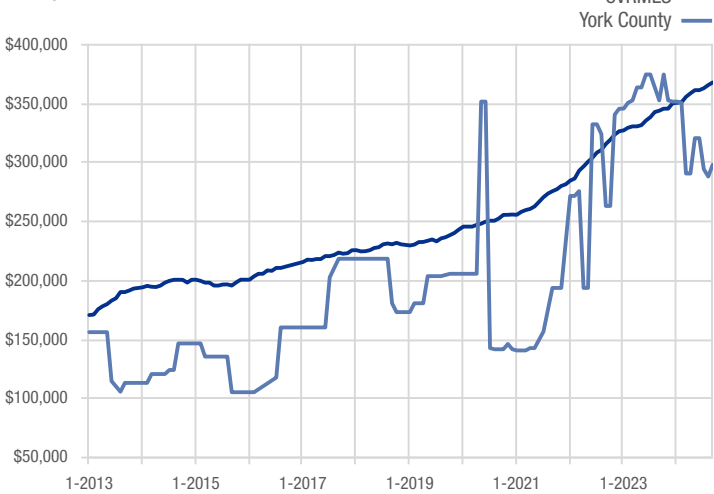
Condo/Town	September			Year to Date		
Key Metrics	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	2	2	0.0%	10	8	- 20.0%
Pending Sales	2	1	- 50.0%	9	5	- 44.4%
Closed Sales	1	0	- 100.0%	7	4	- 42.9%
Days on Market Until Sale	24	—	—	21	15	- 28.6%
Median Sales Price*	\$208,000	—	—	\$350,000	\$287,420	- 17.9%
Average Sales Price*	\$208,000	—	—	\$309,429	\$302,460	- 2.3%
Percent of Original List Price Received*	99.0%	—	—	99.1%	98.7%	- 0.4%
Inventory of Homes for Sale	2	2	0.0%	—	—	—
Months Supply of Inventory	1.3	2.0	+ 53.8%	—	—	—

* 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



Median Sales Price - Condo/Town



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.