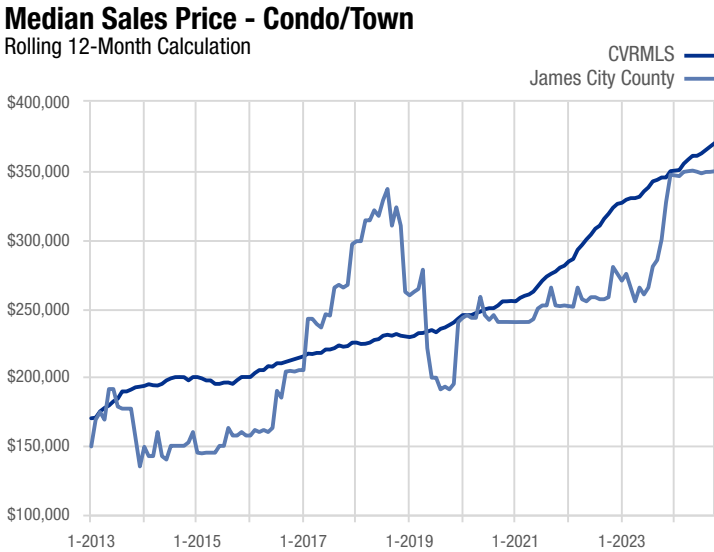
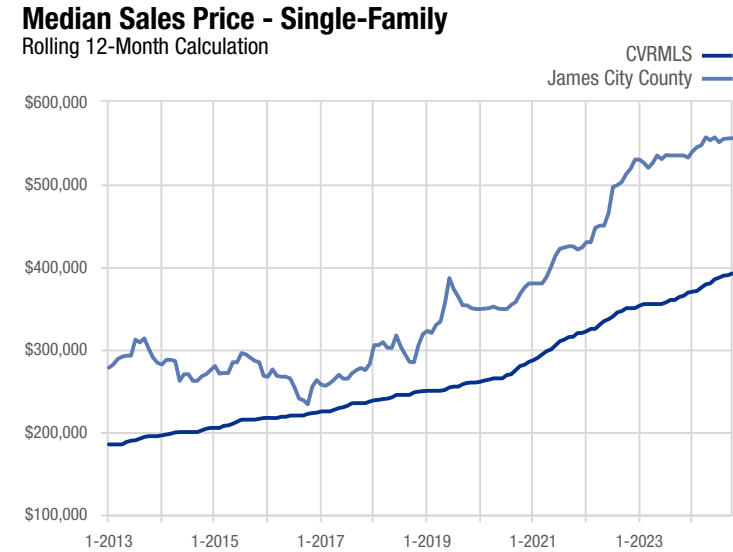


James City County

Single Family	October			Year to Date		
Key Metrics	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	18	0	- 100.0%	236	137	- 41.9%
Pending Sales	19	0	- 100.0%	207	136	- 34.3%
Closed Sales	23	0	- 100.0%	192	149	- 22.4%
Days on Market Until Sale	44	—	—	28	22	- 21.4%
Median Sales Price*	\$545,000	—	—	\$542,500	\$575,000	+ 6.0%
Average Sales Price*	\$560,544	—	—	\$591,297	\$642,199	+ 8.6%
Percent of Original List Price Received*	97.9%	—	—	99.1%	100.5%	+ 1.4%
Inventory of Homes for Sale	26	0	- 100.0%	—	—	—
Months Supply of Inventory	1.4	—	—	—	—	—

Condo/Town	October			Year to Date		
Key Metrics	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	10	0	- 100.0%	46	34	- 26.1%
Pending Sales	10	0	- 100.0%	42	36	- 14.3%
Closed Sales	2	0	- 100.0%	29	42	+ 44.8%
Days on Market Until Sale	11	—	—	12	33	+ 175.0%
Median Sales Price*	\$277,000	—	—	\$300,000	\$345,083	+ 15.0%
Average Sales Price*	\$277,000	—	—	\$299,167	\$360,585	+ 20.5%
Percent of Original List Price Received*	106.1%	—	—	100.4%	98.9%	- 1.5%
Inventory of Homes for Sale	5	0	- 100.0%	—	—	—
Months Supply of Inventory	1.2	—	—	—	—	—

* 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.