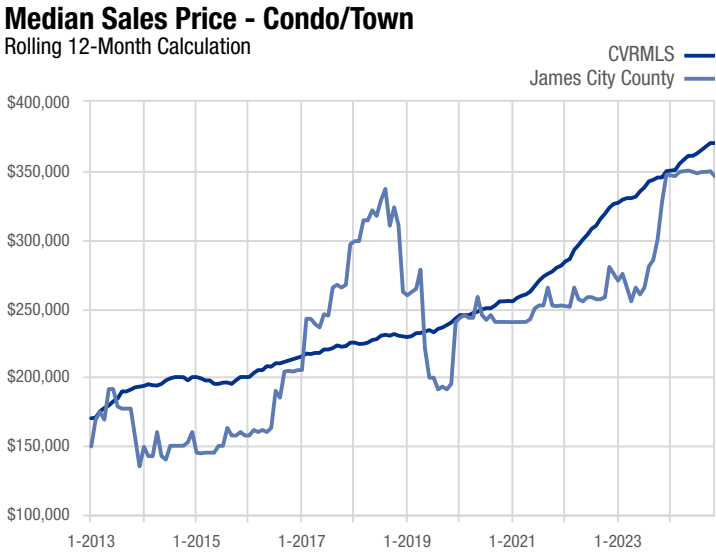
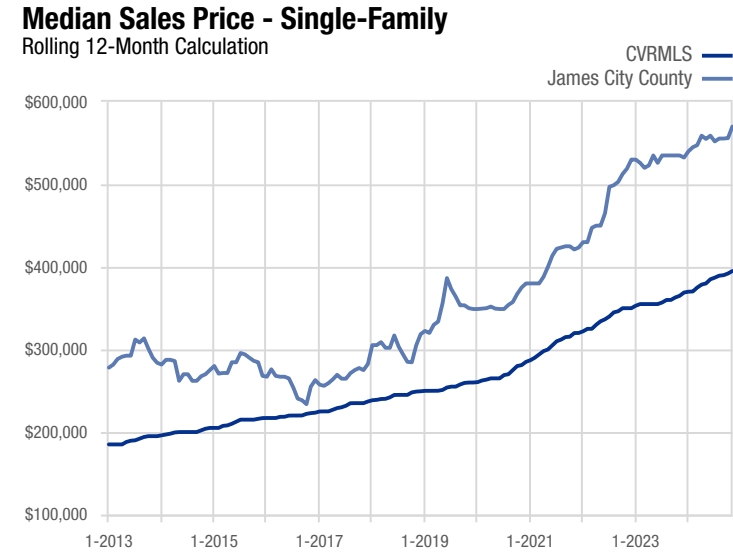


James City County

Single Family	November			Year to Date		
Key Metrics	2023	2024	% Change	Thru 11-2023	Thru 11-2024	% Change
New Listings	14	0	- 100.0%	249	137	- 45.0%
Pending Sales	19	0	- 100.0%	224	136	- 39.3%
Closed Sales	20	0	- 100.0%	210	149	- 29.0%
Days on Market Until Sale	30	—	—	28	22	- 21.4%
Median Sales Price*	\$484,995	—	—	\$535,000	\$575,000	+ 7.5%
Average Sales Price*	\$542,879	—	—	\$588,465	\$642,199	+ 9.1%
Percent of Original List Price Received*	95.6%	—	—	98.8%	100.5%	+ 1.7%
Inventory of Homes for Sale	20	0	- 100.0%	—	—	—
Months Supply of Inventory	1.0	—	—	—	—	—

Condo/Town	November			Year to Date		
Key Metrics	2023	2024	% Change	Thru 11-2023	Thru 11-2024	% Change
New Listings	2	0	- 100.0%	48	34	- 29.2%
Pending Sales	1	0	- 100.0%	43	36	- 16.3%
Closed Sales	11	0	- 100.0%	40	42	+ 5.0%
Days on Market Until Sale	28	—	—	17	33	+ 94.1%
Median Sales Price*	\$359,990	—	—	\$338,500	\$345,083	+ 1.9%
Average Sales Price*	\$360,230	—	—	\$315,959	\$360,585	+ 14.1%
Percent of Original List Price Received*	94.9%	—	—	98.9%	98.9%	0.0%
Inventory of Homes for Sale	6	0	- 100.0%	—	—	—
Months Supply of Inventory	1.5	—	—	—	—	—

\* 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.



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.