

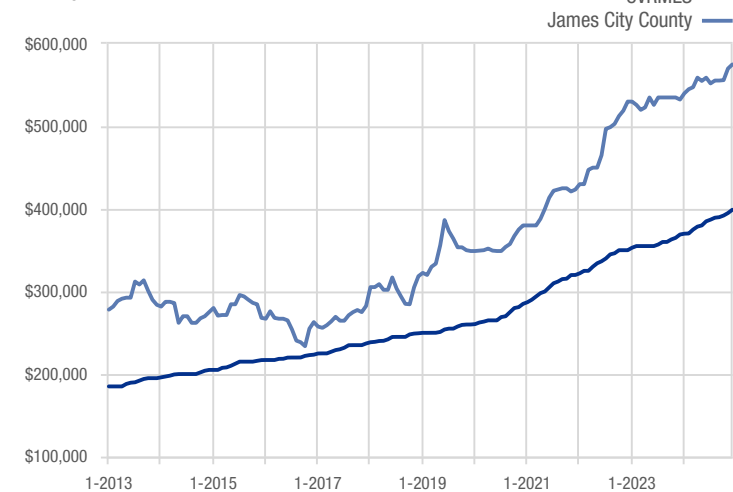
James City County

Single Family	December			Year to Date		
Key Metrics	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	7	0	- 100.0%	256	137	- 46.5%
Pending Sales	8	0	- 100.0%	232	136	- 41.4%
Closed Sales	18	0	- 100.0%	228	149	- 34.6%
Days on Market Until Sale	54	—	—	30	22	- 26.7%
Median Sales Price*	\$507,450	—	—	\$532,460	\$575,000	+ 8.0%
Average Sales Price*	\$561,867	—	—	\$586,365	\$642,199	+ 9.5%
Percent of Original List Price Received*	97.8%	—	—	98.7%	100.5%	+ 1.8%
Inventory of Homes for Sale	17	0	- 100.0%	—	—	—
Months Supply of Inventory	0.9	—	—	—	—	—

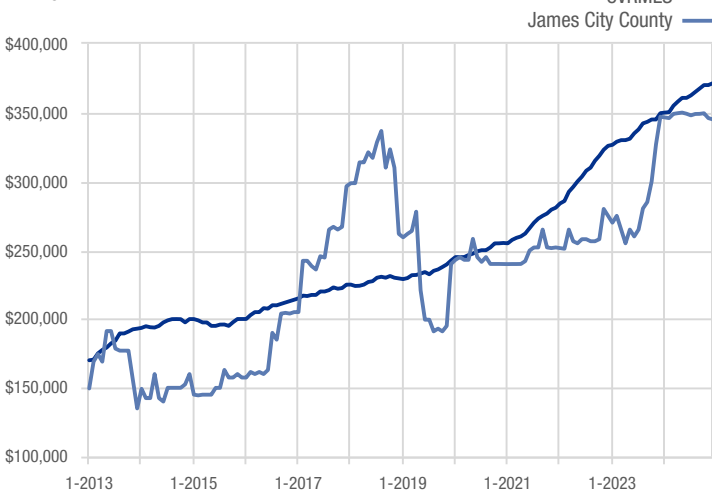
Condo/Town	December			Year to Date		
Key Metrics	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	4	0	- 100.0%	52	34	- 34.6%
Pending Sales	3	0	- 100.0%	46	36	- 21.7%
Closed Sales	1	0	- 100.0%	41	42	+ 2.4%
Days on Market Until Sale	2	—	—	16	33	+ 106.3%
Median Sales Price*	\$378,590	—	—	\$347,000	\$345,083	- 0.6%
Average Sales Price*	\$378,590	—	—	\$317,487	\$360,585	+ 13.6%
Percent of Original List Price Received*	97.4%	—	—	98.8%	98.9%	+ 0.1%
Inventory of Homes for Sale	7	0	- 100.0%	—	—	—
Months Supply of Inventory	1.8	—	—	—	—	—

* 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
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.