

Local Market Update – December 2024

A Research Tool Provided by Central Virginia Regional MLS.



York County

Single Family	December			Year to Date		
Key Metrics	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	3	0	- 100.0%	46	39	- 15.2%
Pending Sales	1	2	+ 100.0%	35	37	+ 5.7%
Closed Sales	1	4	+ 300.0%	34	38	+ 11.8%
Days on Market Until Sale	20	18	- 10.0%	23	26	+ 13.0%
Median Sales Price*	\$220,000	\$457,500	+ 108.0%	\$411,750	\$480,000	+ 16.6%
Average Sales Price*	\$220,000	\$465,625	+ 111.6%	\$430,511	\$529,271	+ 22.9%
Percent of Original List Price Received*	93.6%	100.3%	+ 7.2%	98.3%	97.4%	- 0.9%
Inventory of Homes for Sale	5	1	- 80.0%	—	—	—
Months Supply of Inventory	1.6	0.3	- 81.3%	—	—	—

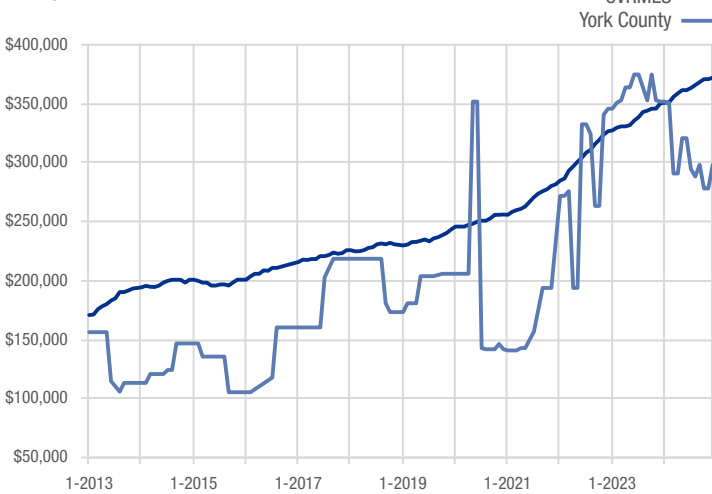
Condo/Town	December			Year to Date		
Key Metrics	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	0	0	0.0%	10	10	0.0%
Pending Sales	0	0	0.0%	10	7	- 30.0%
Closed Sales	0	2	—	10	7	- 30.0%
Days on Market Until Sale	—	5	—	19	10	- 47.4%
Median Sales Price*	—	\$348,001	—	\$351,000	\$297,500	- 15.2%
Average Sales Price*	—	\$348,001	—	\$313,200	\$302,549	- 3.4%
Percent of Original List Price Received*	—	98.8%	—	98.9%	98.9%	0.0%
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

* 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.