

James City County

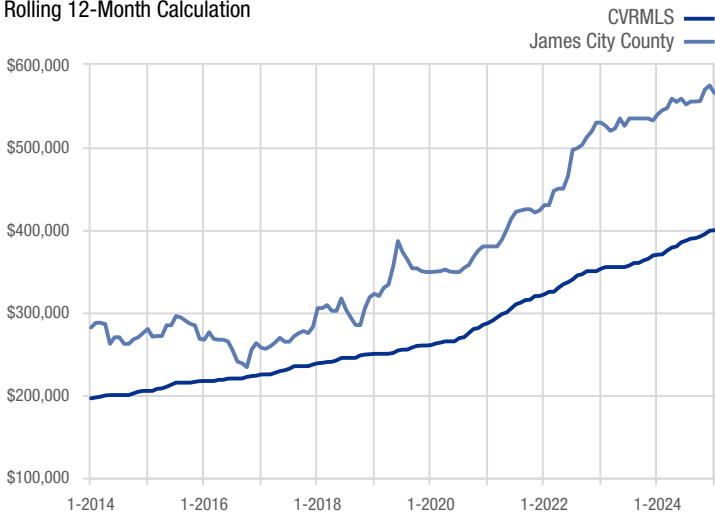
Single Family	January			Year to Date		
Key Metrics	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	13	0	- 100.0%	13	0	- 100.0%
Pending Sales	10	0	- 100.0%	10	0	- 100.0%
Closed Sales	12	0	- 100.0%	12	0	- 100.0%
Days on Market Until Sale	55	—	—	55	—	—
Median Sales Price*	\$676,500	—	—	\$676,500	—	—
Average Sales Price*	\$745,946	—	—	\$745,946	—	—
Percent of Original List Price Received*	99.9%	—	—	99.9%	—	—
Inventory of Homes for Sale	16	0	- 100.0%	—	—	—
Months Supply of Inventory	0.8	—	—	—	—	—

Condo/Town	January			Year to Date		
Key Metrics	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	2	0	- 100.0%	2	0	- 100.0%
Pending Sales	3	0	- 100.0%	3	0	- 100.0%
Closed Sales	6	0	- 100.0%	6	0	- 100.0%
Days on Market Until Sale	29	—	—	29	—	—
Median Sales Price*	\$343,000	—	—	\$343,000	—	—
Average Sales Price*	\$345,318	—	—	\$345,318	—	—
Percent of Original List Price Received*	96.0%	—	—	96.0%	—	—
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.

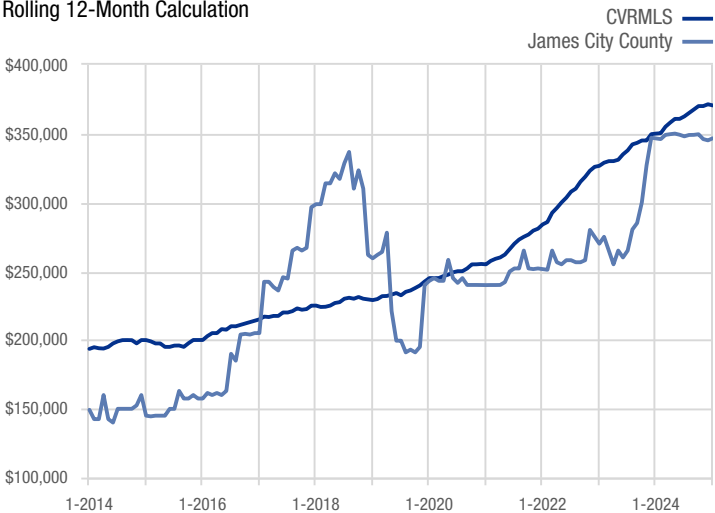
Median Sales Price - Single-Family

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.