

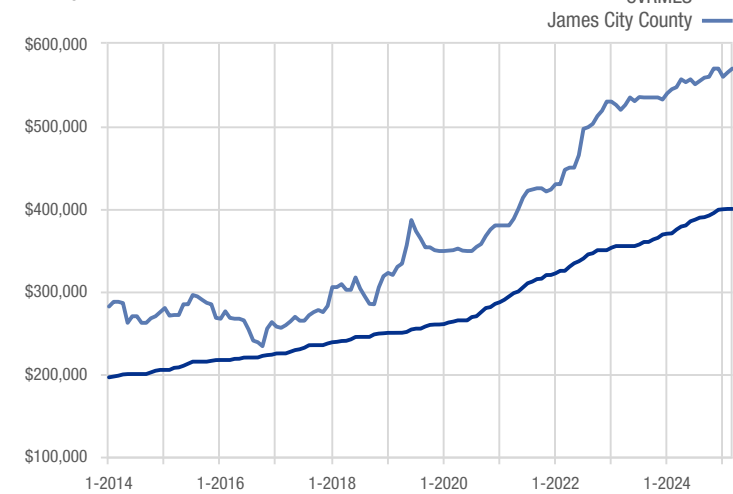
James City County

Single Family	March			Year to Date		
Key Metrics	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	34	20	- 41.2%	70	50	- 28.6%
Pending Sales	23	12	- 47.8%	54	30	- 44.4%
Closed Sales	12	9	- 25.0%	34	28	- 17.6%
Days on Market Until Sale	17	41	+ 141.2%	34	43	+ 26.5%
Median Sales Price*	\$605,000	\$755,800	+ 24.9%	\$627,400	\$563,250	- 10.2%
Average Sales Price*	\$609,458	\$739,443	+ 21.3%	\$600,202	\$599,853	- 0.1%
Percent of Original List Price Received*	101.3%	100.4%	- 0.9%	101.2%	98.4%	- 2.8%
Inventory of Homes for Sale	26	28	+ 7.7%	—	—	—
Months Supply of Inventory	1.4	1.7	+ 21.4%	—	—	—

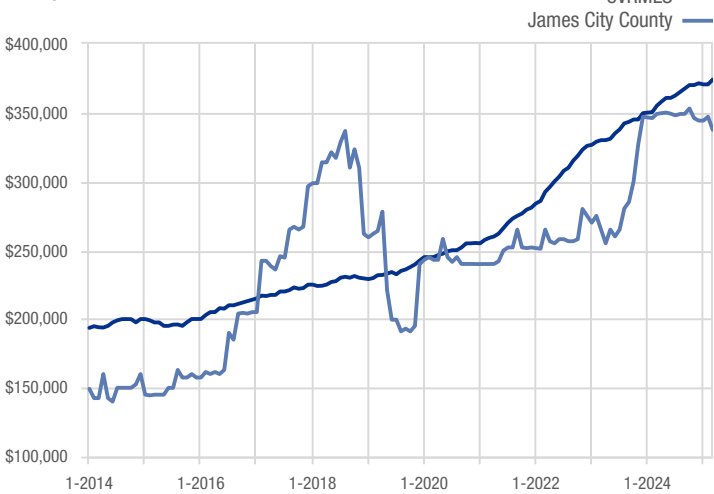
Condo/Town	March			Year to Date		
Key Metrics	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	4	5	+ 25.0%	12	11	- 8.3%
Pending Sales	4	0	- 100.0%	12	6	- 50.0%
Closed Sales	4	4	0.0%	14	7	- 50.0%
Days on Market Until Sale	55	20	- 63.6%	33	31	- 6.1%
Median Sales Price*	\$395,798	\$378,750	- 4.3%	\$347,500	\$335,000	- 3.6%
Average Sales Price*	\$432,399	\$394,375	- 8.8%	\$351,500	\$352,929	+ 0.4%
Percent of Original List Price Received*	98.1%	100.1%	+ 2.0%	97.3%	99.2%	+ 2.0%
Inventory of Homes for Sale	6	7	+ 16.7%	—	—	—
Months Supply of Inventory	1.5	1.6	+ 6.7%	—	—	—

* 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.