

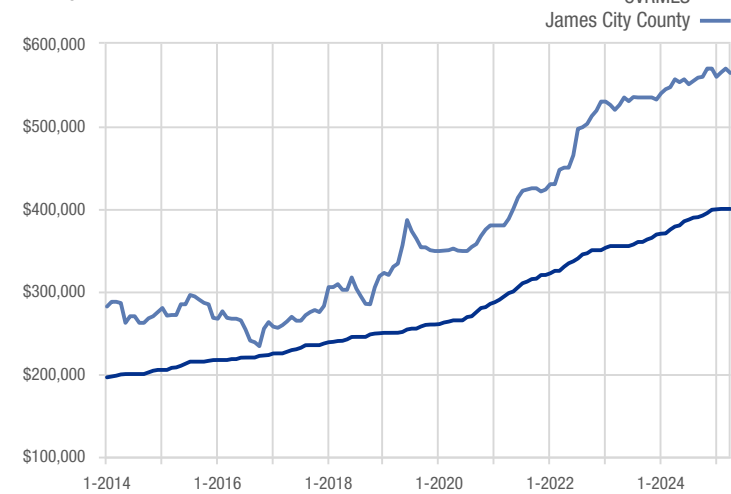
James City County

| Single Family                            | April     |           |          | Year to Date |             |          |
|--|-----------|-----------|----------|--------------|-------------|----------|
| Key Metrics                              | 2024      | 2025      | % Change | Thru 4-2024  | Thru 4-2025 | % Change |
| New Listings                             | 28        | 24        | - 14.3%  | 98           | 74          | - 24.5%  |
| Pending Sales                            | 25        | 23        | - 8.0%   | 79           | 53          | - 32.9%  |
| Closed Sales                             | 22        | 14        | - 36.4%  | 56           | 42          | - 25.0%  |
| Days on Market Until Sale                | 39        | 30        | - 23.1%  | 36           | 39          | + 8.3%   |
| Median Sales Price*                      | \$723,750 | \$677,450 | - 6.4%   | \$662,000    | \$652,500   | - 1.4%   |
| Average Sales Price*                     | \$774,045 | \$684,129 | - 11.6%  | \$668,497    | \$627,945   | - 6.1%   |
| Percent of Original List Price Received* | 99.5%     | 100.0%    | + 0.5%   | 100.5%       | 99.0%       | - 1.5%   |
| Inventory of Homes for Sale              | 27        | 27        | 0.0%     | —            | —           | —        |
| Months Supply of Inventory               | 1.4       | 1.6       | + 14.3%  | —            | —           | —        |

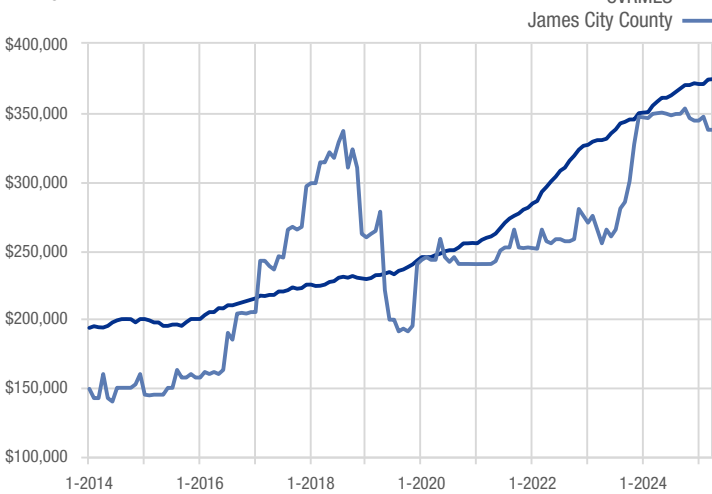
| Condo/Town                               | April     |           |          | Year to Date |             |          |
|--|-----------|-----------|----------|--------------|-------------|----------|
| Key Metrics                              | 2024      | 2025      | % Change | Thru 4-2024  | Thru 4-2025 | % Change |
| New Listings                             | 8         | 4         | - 50.0%  | 20           | 15          | - 25.0%  |
| Pending Sales                            | 11        | 4         | - 63.6%  | 23           | 10          | - 56.5%  |
| Closed Sales                             | 1         | 1         | 0.0%     | 15           | 8           | - 46.7%  |
| Days on Market Until Sale                | 4         | 15        | + 275.0% | 31           | 29          | - 6.5%   |
| Median Sales Price*                      | \$280,000 | \$267,000 | - 4.6%   | \$346,000    | \$311,250   | - 10.0%  |
| Average Sales Price*                     | \$280,000 | \$267,000 | - 4.6%   | \$346,733    | \$342,188   | - 1.3%   |
| Percent of Original List Price Received* | 100.0%    | 94.0%     | - 6.0%   | 97.5%        | 98.5%       | + 1.0%   |
| Inventory of Homes for Sale              | 3         | 7         | + 133.3% | —            | —           | —        |
| Months Supply of Inventory               | 0.6       | 1.9       | + 216.7% | —            | —           | —        |

\* 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.