

Local Market Update – April 2025

A Research Tool Provided by Central Virginia Regional MLS.



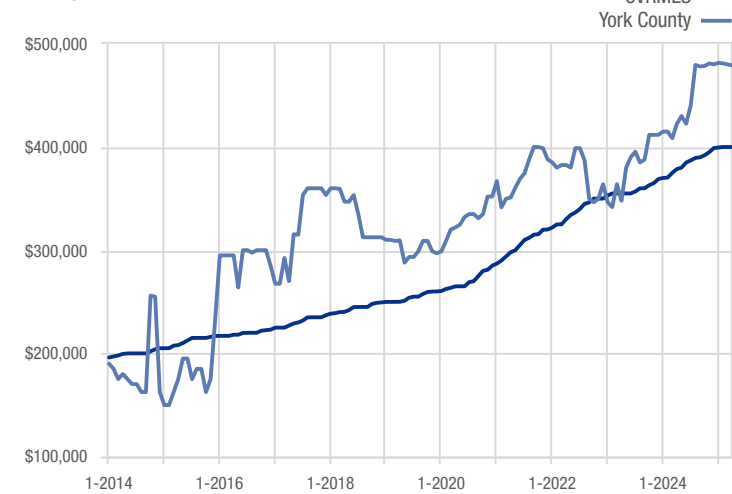
York County

Single Family	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	4	4	0.0%	13	9	- 30.8%
Pending Sales	3	0	- 100.0%	10	5	- 50.0%
Closed Sales	4	3	- 25.0%	9	6	- 33.3%
Days on Market Until Sale	5	14	+ 180.0%	8	23	+ 187.5%
Median Sales Price*	\$503,495	\$450,000	- 10.6%	\$430,000	\$349,650	- 18.7%
Average Sales Price*	\$491,748	\$436,667	- 11.2%	\$421,998	\$384,050	- 9.0%
Percent of Original List Price Received*	100.8%	102.2%	+ 1.4%	98.1%	99.6%	+ 1.5%
Inventory of Homes for Sale	8	6	- 25.0%	—	—	—
Months Supply of Inventory	2.7	2.1	- 22.2%	—	—	—

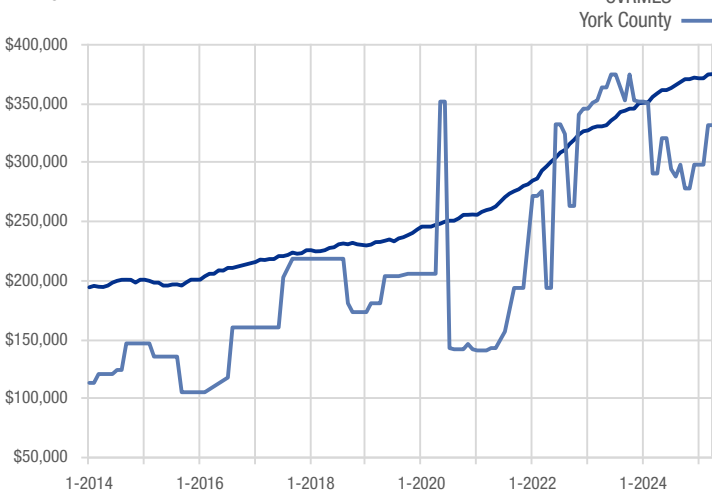
Condo/Town	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	0	0	0.0%	2	2	0.0%
Pending Sales	0	0	0.0%	2	2	0.0%
Closed Sales	0	0	0.0%	1	1	0.0%
Days on Market Until Sale	—	—	—	32	3	- 90.6%
Median Sales Price*	—	—	—	\$225,000	\$409,000	+ 81.8%
Average Sales Price*	—	—	—	\$225,000	\$409,000	+ 81.8%
Percent of Original List Price Received*	—	—	—	92.8%	100.0%	+ 7.8%
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.