

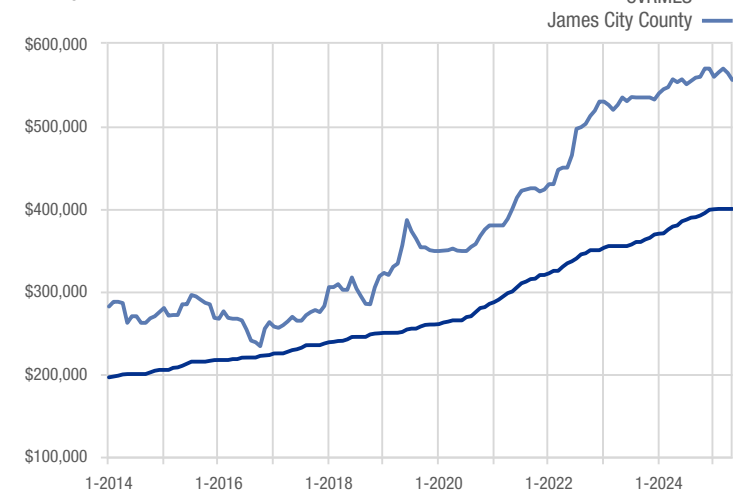
James City County

Single Family	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	22	17	- 22.7%	120	91	- 24.2%
Pending Sales	19	15	- 21.1%	98	67	- 31.6%
Closed Sales	25	20	- 20.0%	81	62	- 23.5%
Days on Market Until Sale	14	18	+ 28.6%	29	32	+ 10.3%
Median Sales Price*	\$582,350	\$529,950	- 9.0%	\$624,900	\$565,000	- 9.6%
Average Sales Price*	\$696,271	\$557,093	- 20.0%	\$677,069	\$605,089	- 10.6%
Percent of Original List Price Received*	99.0%	101.1%	+ 2.1%	100.1%	99.7%	- 0.4%
Inventory of Homes for Sale	28	29	+ 3.6%	—	—	—
Months Supply of Inventory	1.5	1.8	+ 20.0%	—	—	—

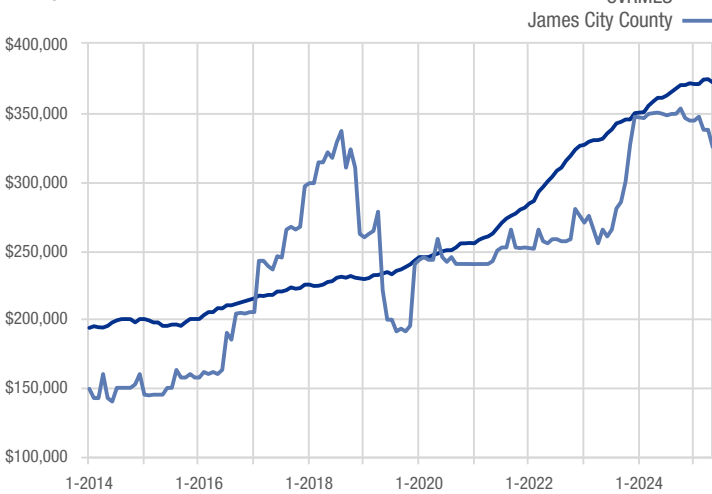
Condo/Town	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	8	5	- 37.5%	28	20	- 28.6%
Pending Sales	3	5	+ 66.7%	26	15	- 42.3%
Closed Sales	14	4	- 71.4%	29	12	- 58.6%
Days on Market Until Sale	49	12	- 75.5%	40	23	- 42.5%
Median Sales Price*	\$365,720	\$312,950	- 14.4%	\$349,000	\$311,250	- 10.8%
Average Sales Price*	\$356,078	\$313,225	- 12.0%	\$351,244	\$332,533	- 5.3%
Percent of Original List Price Received*	99.3%	100.2%	+ 0.9%	98.3%	99.1%	+ 0.8%
Inventory of Homes for Sale	5	6	+ 20.0%	—	—	—
Months Supply of Inventory	1.1	1.5	+ 36.4%	—	—	—

* 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.