

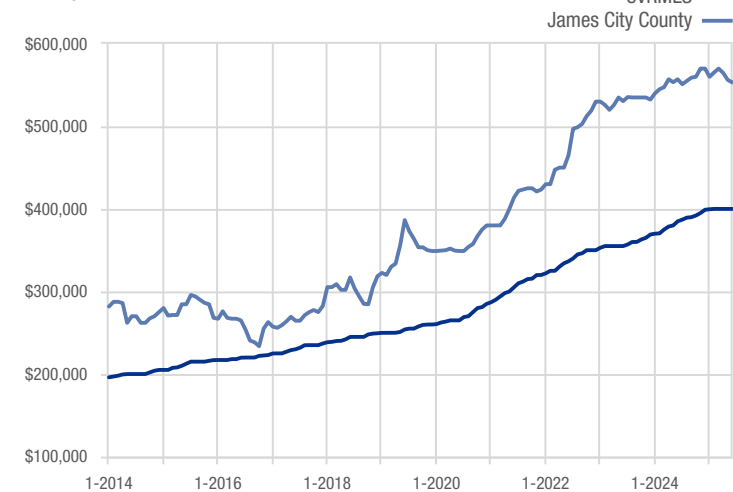
James City County

Single Family	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	26	22	- 15.4%	146	113	- 22.6%
Pending Sales	24	15	- 37.5%	122	82	- 32.8%
Closed Sales	17	17	0.0%	98	79	- 19.4%
Days on Market Until Sale	13	29	+ 123.1%	26	32	+ 23.1%
Median Sales Price*	\$600,000	\$510,000	- 15.0%	\$611,500	\$551,500	- 9.8%
Average Sales Price*	\$642,819	\$555,018	- 13.7%	\$671,128	\$594,314	- 11.4%
Percent of Original List Price Received*	101.0%	98.4%	- 2.6%	100.2%	99.4%	- 0.8%
Inventory of Homes for Sale	25	33	+ 32.0%	—	—	—
Months Supply of Inventory	1.3	2.2	+ 69.2%	—	—	—

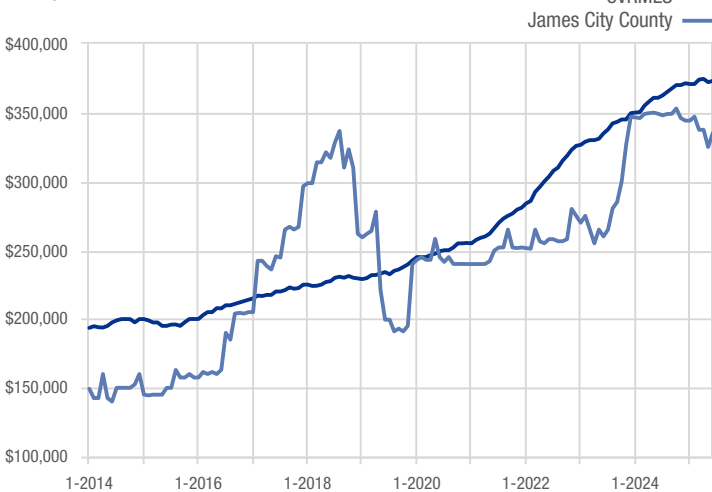
Condo/Town	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	2	2	0.0%	30	22	- 26.7%
Pending Sales	5	2	- 60.0%	31	17	- 45.2%
Closed Sales	3	4	+ 33.3%	32	16	- 50.0%
Days on Market Until Sale	10	50	+ 400.0%	37	30	- 18.9%
Median Sales Price*	\$325,000	\$358,000	+ 10.2%	\$345,083	\$343,000	- 0.6%
Average Sales Price*	\$325,000	\$335,250	+ 3.2%	\$348,784	\$333,213	- 4.5%
Percent of Original List Price Received*	99.8%	99.7%	- 0.1%	98.5%	99.2%	+ 0.7%
Inventory of Homes for Sale	1	4	+ 300.0%	—	—	—
Months Supply of Inventory	0.2	1.1	+ 450.0%	—	—	—

* 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.