

# Local Market Update – June 2025

A Research Tool Provided by Central Virginia Regional MLS.



## York County

Single Family	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	6	2	- 66.7%	21	13	- 38.1%
Pending Sales	6	0	- 100.0%	18	7	- 61.1%
Closed Sales	2	2	0.0%	15	8	- 46.7%
Days on Market Until Sale	111	12	- 89.2%	26	20	- 23.1%
Median Sales Price*	\$647,500	\$310,975	- 52.0%	\$451,000	\$349,650	- 22.5%
Average Sales Price*	\$647,500	\$310,975	- 52.0%	\$460,605	\$365,781	- 20.6%
Percent of Original List Price Received*	88.9%	100.7%	+ 13.3%	97.2%	99.9%	+ 2.8%
Inventory of Homes for Sale	6	6	0.0%	—	—	—
Months Supply of Inventory	2.1	2.3	+ 9.5%	—	—	—

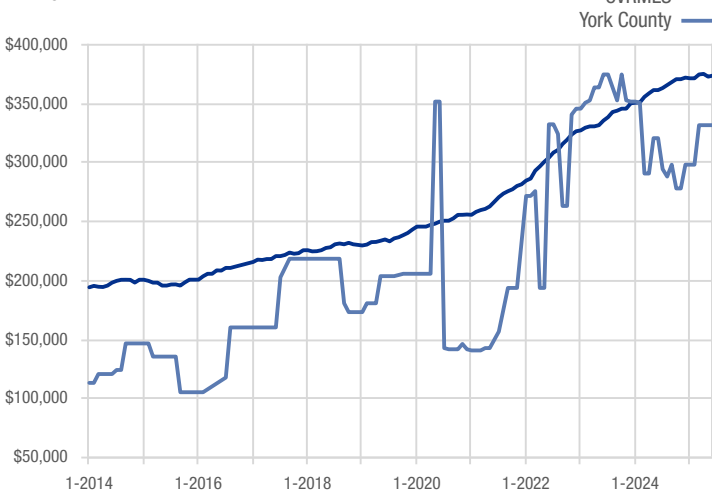
Condo/Town	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	1	2	+ 100.0%	4	5	+ 25.0%
Pending Sales	1	0	- 100.0%	4	3	- 25.0%
Closed Sales	0	0	0.0%	2	2	0.0%
Days on Market Until Sale	—	—	—	26	13	- 50.0%
Median Sales Price*	—	—	—	\$317,500	\$377,000	+ 18.7%
Average Sales Price*	—	—	—	\$317,500	\$377,000	+ 18.7%
Percent of Original List Price Received*	—	—	—	95.2%	99.3%	+ 4.3%
Inventory of Homes for Sale	0	2	—	—	—	—
Months Supply of Inventory	—	1.7	—	—	—	—

\* 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



### 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.