

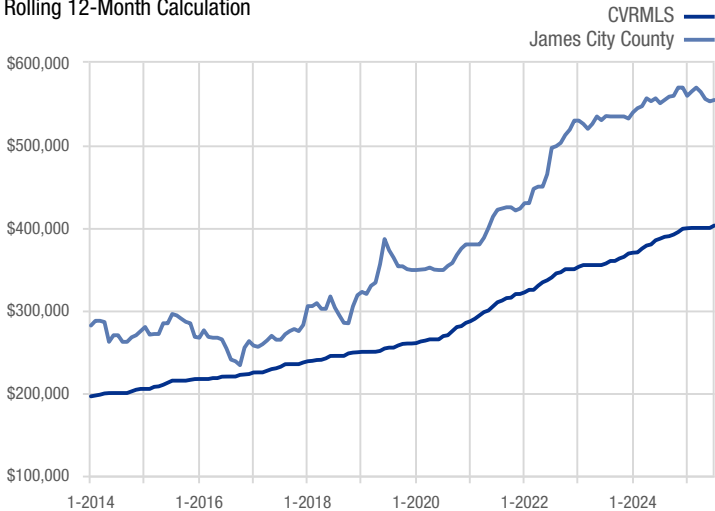
James City County

Single Family	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	36	18	- 50.0%	182	132	- 27.5%
Pending Sales	16	8	- 50.0%	138	89	- 35.5%
Closed Sales	29	12	- 58.6%	127	91	- 28.3%
Days on Market Until Sale	14	22	+ 57.1%	23	30	+ 30.4%
Median Sales Price*	\$555,980	\$587,475	+ 5.7%	\$582,350	\$555,000	- 4.7%
Average Sales Price*	\$574,480	\$866,371	+ 50.8%	\$649,059	\$630,190	- 2.9%
Percent of Original List Price Received*	101.5%	100.1%	- 1.4%	100.5%	99.5%	- 1.0%
Inventory of Homes for Sale	43	39	- 9.3%	—	—	—
Months Supply of Inventory	2.3	2.7	+ 17.4%	—	—	—

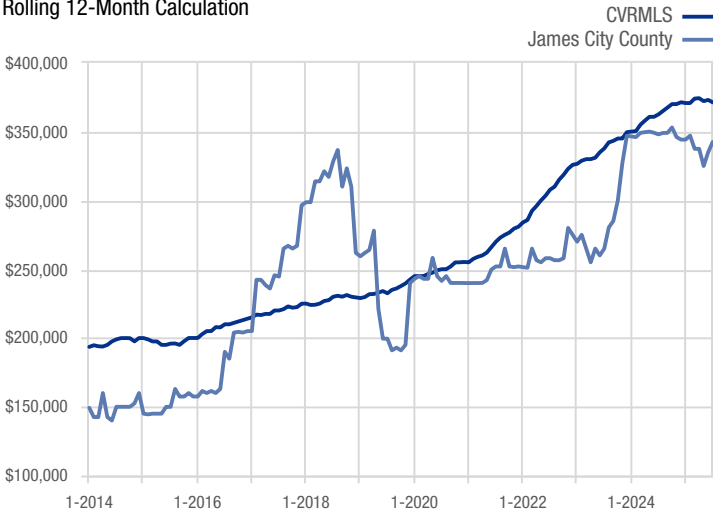
Condo/Town	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	11	3	- 72.7%	41	25	- 39.0%
Pending Sales	4	2	- 50.0%	35	19	- 45.7%
Closed Sales	3	2	- 33.3%	35	18	- 48.6%
Days on Market Until Sale	15	19	+ 26.7%	35	29	- 17.1%
Median Sales Price*	\$325,000	\$322,500	- 0.8%	\$344,165	\$343,000	- 0.3%
Average Sales Price*	\$354,667	\$322,500	- 9.1%	\$349,288	\$332,022	- 4.9%
Percent of Original List Price Received*	98.7%	99.4%	+ 0.7%	98.5%	99.2%	+ 0.7%
Inventory of Homes for Sale	8	5	- 37.5%	—	—	—
Months Supply of Inventory	1.6	1.4	- 12.5%	—	—	—

* 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.