

Local Market Update – July 2025

A Research Tool Provided by Central Virginia Regional MLS.



York County

Single Family	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	4	7	+ 75.0%	25	20	- 20.0%
Pending Sales	4	4	0.0%	22	12	- 45.5%
Closed Sales	6	1	- 83.3%	21	9	- 57.1%
Days on Market Until Sale	27	38	+ 40.7%	26	22	- 15.4%
Median Sales Price*	\$647,500	\$675,000	+ 4.2%	\$481,000	\$350,300	- 27.2%
Average Sales Price*	\$641,917	\$675,000	+ 5.2%	\$512,409	\$400,139	- 21.9%
Percent of Original List Price Received*	91.1%	96.6%	+ 6.0%	95.4%	99.5%	+ 4.3%
Inventory of Homes for Sale	6	8	+ 33.3%	—	—	—
Months Supply of Inventory	1.9	3.4	+ 78.9%	—	—	—

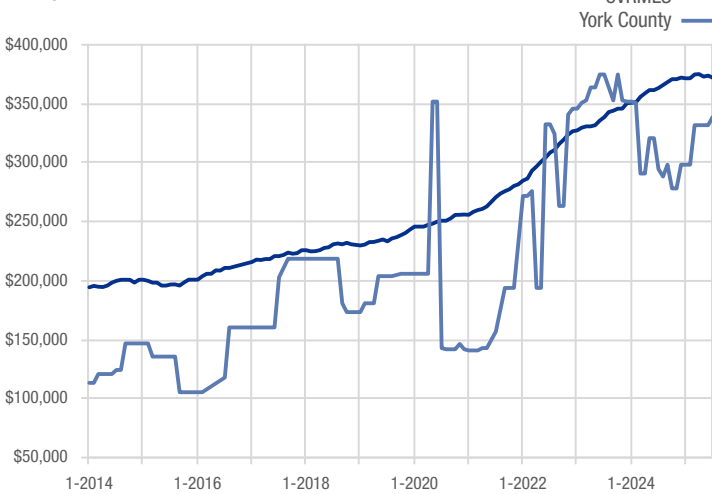
Condo/Town	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	1	0	- 100.0%	5	5	0.0%
Pending Sales	0	1	—	4	4	0.0%
Closed Sales	2	1	- 50.0%	4	3	- 25.0%
Days on Market Until Sale	4	5	+ 25.0%	15	10	- 33.3%
Median Sales Price*	\$287,420	\$272,300	- 5.3%	\$287,420	\$345,000	+ 20.0%
Average Sales Price*	\$287,420	\$272,300	- 5.3%	\$302,460	\$342,100	+ 13.1%
Percent of Original List Price Received*	102.1%	102.8%	+ 0.7%	98.7%	100.5%	+ 1.8%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	0.9	—	—	—	—	—

* 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.