

Local Market Update – December 2025

A Research Tool Provided by Central Virginia Regional MLS.



James City County

Single Family

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	5	11	+ 120.0%	262	208	- 20.6%
Pending Sales	13	5	- 61.5%	223	146	- 34.5%
Closed Sales	14	17	+ 21.4%	221	154	- 30.3%
Days on Market Until Sale	35	51	+ 45.7%	26	36	+ 38.5%
Median Sales Price*	\$526,000	\$440,000	- 16.3%	\$570,000	\$540,000	- 5.3%
Average Sales Price*	\$583,528	\$456,259	- 21.8%	\$656,433	\$611,388	- 6.9%
Percent of Original List Price Received*	98.3%	93.6%	- 4.8%	99.6%	98.0%	- 1.6%
Inventory of Homes for Sale	18	33	+ 83.3%	—	—	—
Months Supply of Inventory	1.0	2.7	+ 170.0%	—	—	—

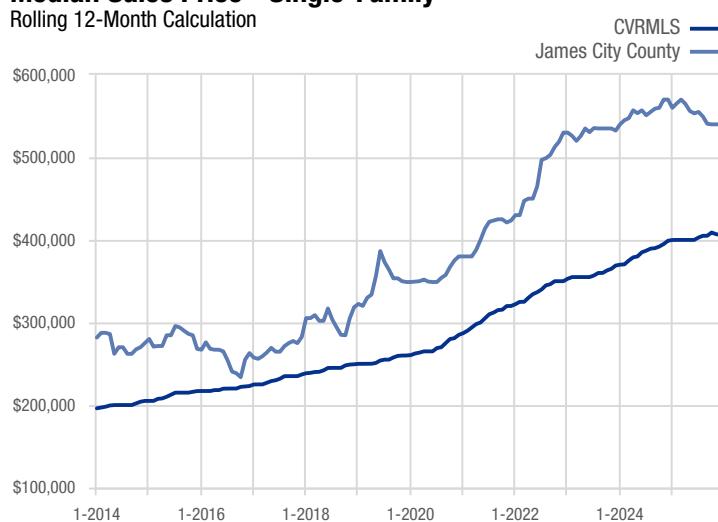
Condo/Town

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	1	2	+ 100.0%	59	37	- 37.3%
Pending Sales	1	1	0.0%	54	30	- 44.4%
Closed Sales	1	0	- 100.0%	59	30	- 49.2%
Days on Market Until Sale	44	—	—	33	30	- 9.1%
Median Sales Price*	\$260,000	—	—	\$344,165	\$353,000	+ 2.6%
Average Sales Price*	\$260,000	—	—	\$357,081	\$347,773	- 2.6%
Percent of Original List Price Received*	96.3%	—	—	98.7%	98.6%	- 0.1%
Inventory of Homes for Sale	4	3	- 25.0%	—	—	—
Months Supply of Inventory	0.9	1.0	+ 11.1%	—	—	—

* 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.