

Local Market Update – January 2026

A Research Tool Provided by Central Virginia Regional MLS.



James City County

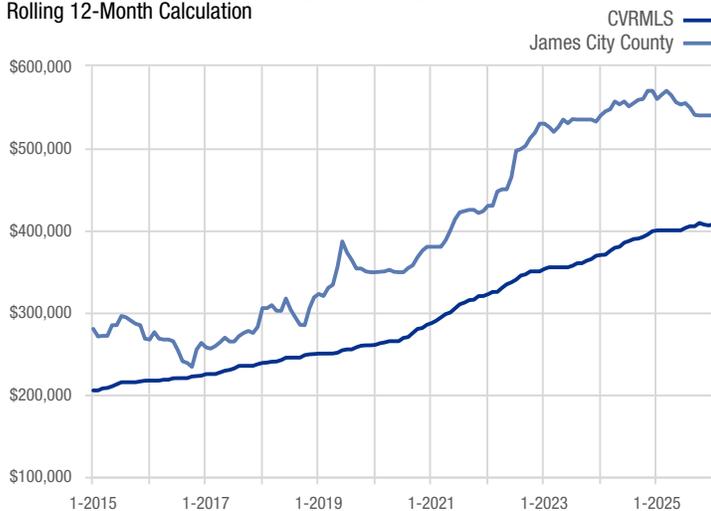
Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	14	11	- 21.4%	14	11	- 21.4%
Pending Sales	9	8	- 11.1%	9	8	- 11.1%
Closed Sales	10	7	- 30.0%	10	7	- 30.0%
Days on Market Until Sale	42	31	- 26.2%	42	31	- 26.2%
Median Sales Price*	\$516,500	\$565,000	+ 9.4%	\$516,500	\$565,000	+ 9.4%
Average Sales Price*	\$571,140	\$601,429	+ 5.3%	\$571,140	\$601,429	+ 5.3%
Percent of Original List Price Received*	98.3%	91.4%	- 7.0%	98.3%	91.4%	- 7.0%
Inventory of Homes for Sale	19	28	+ 47.4%	—	—	—
Months Supply of Inventory	1.0	2.3	+ 130.0%	—	—	—

Condo/Town	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	2	7	+ 250.0%	2	7	+ 250.0%
Pending Sales	2	3	+ 50.0%	2	3	+ 50.0%
Closed Sales	0	1	—	0	1	—
Days on Market Until Sale	—	32	—	—	32	—
Median Sales Price*	—	\$250,000	—	—	\$250,000	—
Average Sales Price*	—	\$250,000	—	—	\$250,000	—
Percent of Original List Price Received*	—	96.2%	—	—	96.2%	—
Inventory of Homes for Sale	4	6	+ 50.0%	—	—	—
Months Supply of Inventory	0.9	1.9	+ 111.1%	—	—	—

* 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.

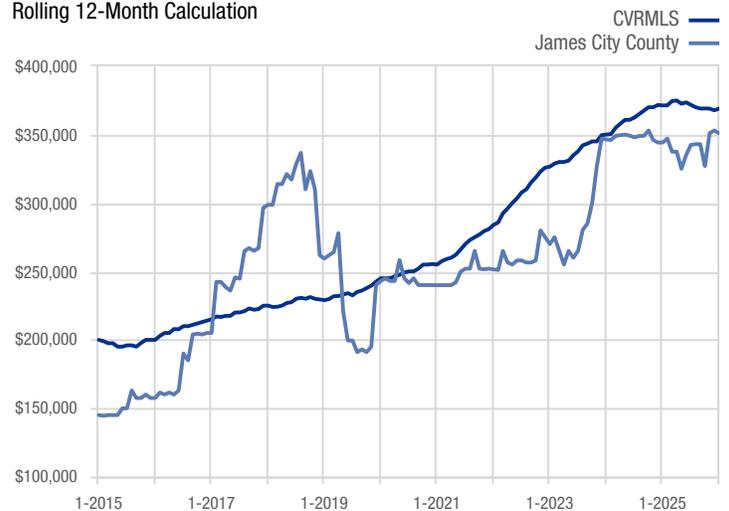
Median Sales Price - Single-Family

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.