

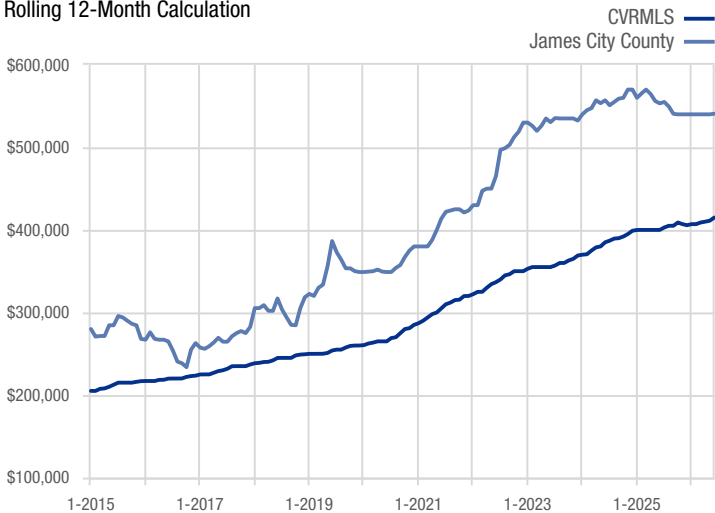
James City County

Single Family	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	23	15	- 34.8%	114	99	- 13.2%
Pending Sales	15	11	- 26.7%	81	68	- 16.0%
Closed Sales	17	18	+ 5.9%	79	58	- 26.6%
Days on Market Until Sale	29	22	- 24.1%	32	44	+ 37.5%
Median Sales Price*	\$510,000	\$518,800	+ 1.7%	\$551,500	\$545,000	- 1.2%
Average Sales Price*	\$555,018	\$685,033	+ 23.4%	\$594,314	\$629,782	+ 6.0%
Percent of Original List Price Received*	98.4%	99.1%	+ 0.7%	99.4%	97.5%	- 1.9%
Inventory of Homes for Sale	35	34	- 2.9%	—	—	—
Months Supply of Inventory	2.3	3.1	+ 34.8%	—	—	—

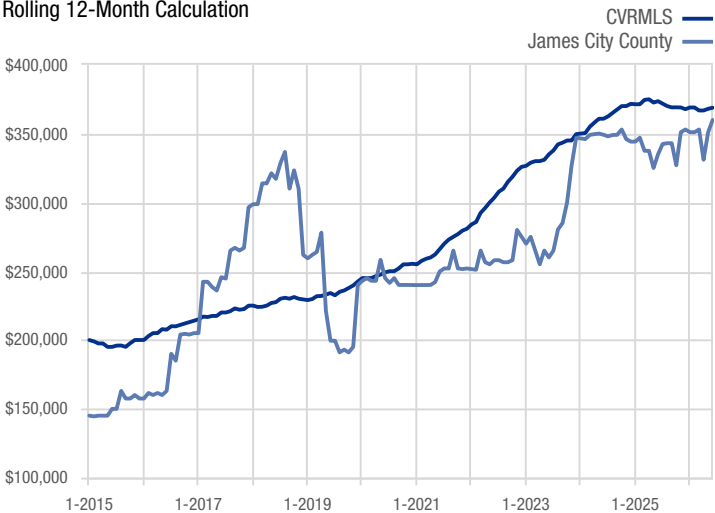
Condo/Town	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	2	12	+ 500.0%	22	40	+ 81.8%
Pending Sales	2	5	+ 150.0%	17	19	+ 11.8%
Closed Sales	4	4	0.0%	16	15	- 6.3%
Days on Market Until Sale	50	22	- 56.0%	30	33	+ 10.0%
Median Sales Price*	\$358,000	\$541,495	+ 51.3%	\$343,000	\$359,900	+ 4.9%
Average Sales Price*	\$335,250	\$540,748	+ 61.3%	\$333,213	\$384,059	+ 15.3%
Percent of Original List Price Received*	99.7%	97.6%	- 2.1%	99.2%	96.2%	- 3.0%
Inventory of Homes for Sale	4	17	+ 325.0%	—	—	—
Months Supply of Inventory	1.0	5.7	+ 470.0%	—	—	—

* 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.