

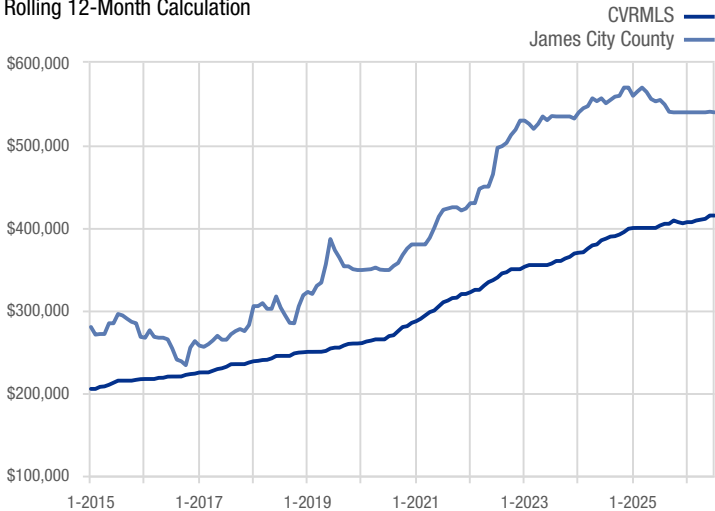
James City County

Single Family	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	18	23	+ 27.8%	132	122	- 7.6%
Pending Sales	7	18	+ 157.1%	88	85	- 3.4%
Closed Sales	12	11	- 8.3%	91	69	- 24.2%
Days on Market Until Sale	22	41	+ 86.4%	30	44	+ 46.7%
Median Sales Price*	\$587,475	\$550,000	- 6.4%	\$555,000	\$547,500	- 1.4%
Average Sales Price*	\$866,371	\$542,182	- 37.4%	\$630,190	\$615,612	- 2.3%
Percent of Original List Price Received*	100.1%	96.2%	- 3.9%	99.5%	97.3%	- 2.2%
Inventory of Homes for Sale	40	38	- 5.0%	—	—	—
Months Supply of Inventory	2.8	3.2	+ 14.3%	—	—	—

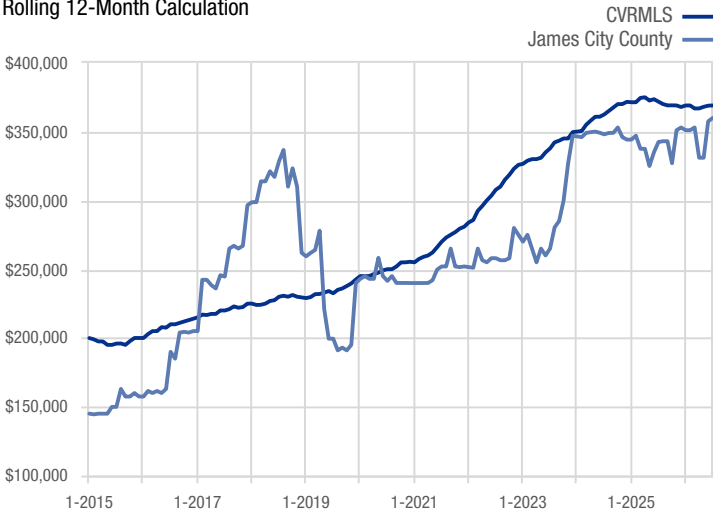
Condo/Town	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	3	8	+ 166.7%	25	48	+ 92.0%
Pending Sales	3	3	0.0%	20	22	+ 10.0%
Closed Sales	3	5	+ 66.7%	19	21	+ 10.5%
Days on Market Until Sale	19	20	+ 5.3%	29	29	0.0%
Median Sales Price*	\$322,500	\$404,000	+ 25.3%	\$343,000	\$359,900	+ 4.9%
Average Sales Price*	\$322,500	\$383,278	+ 18.8%	\$332,022	\$379,294	+ 14.2%
Percent of Original List Price Received*	99.4%	99.4%	0.0%	99.2%	97.3%	- 1.9%
Inventory of Homes for Sale	5	19	+ 280.0%	—	—	—
Months Supply of Inventory	1.3	6.3	+ 384.6%	—	—	—

* 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.