Local Market Update – August 2026

A Research Tool Provided by Central Virginia Regional MLS.

James City County

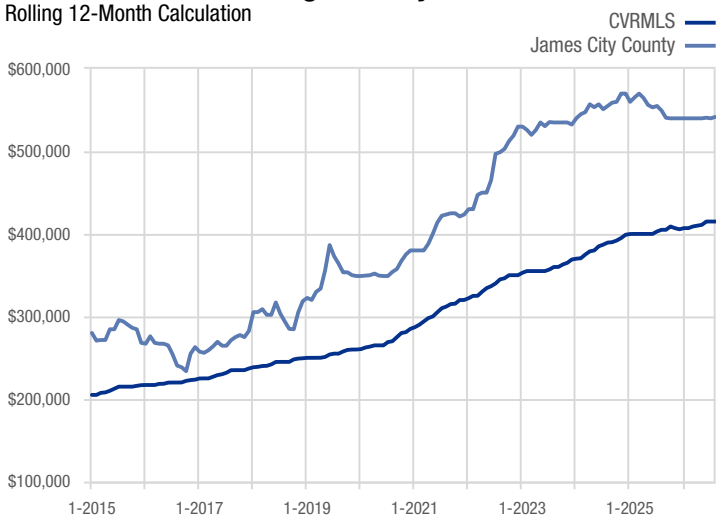
Single Family	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	10	**6**	- 40.0%	142	**130**	- 8.5%
Pending Sales	11	**8**	- 27.3%	99	**93**	- 6.1%
Closed Sales	9	**22**	+ 144.4%	100	**91**	- 9.0%
Days on Market Until Sale	24	**37**	+ 54.2%	30	**42**	+ 40.0%
Median Sales Price*	$490,000	**$550,000**	+ 12.2%	$545,000	**$547,500**	+ 0.5%
Average Sales Price*	$534,235	**$632,107**	+ 18.3%	$621,554	**$619,644**	- 0.3%
Percent of Original List Price Received*	98.9%	**100.2%**	+ 1.3%	99.4%	**98.0%**	- 1.4%
Inventory of Homes for Sale	33	**33**	0.0%	—	**—**	—
Months Supply of Inventory	2.5	**2.8**	+ 12.0%	—	**—**	—

Condo/Town	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	4	**6**	+ 50.0%	29	**55**	+ 89.7%
Pending Sales	5	**6**	+ 20.0%	25	**27**	+ 8.0%
Closed Sales	2	**3**	+ 50.0%	21	**24**	+ 14.3%
Days on Market Until Sale	107	**65**	- 39.3%	37	**34**	- 8.1%
Median Sales Price*	$418,500	**$285,000**	- 31.9%	$353,000	**$323,900**	- 8.2%
Average Sales Price*	$418,500	**$311,667**	- 25.5%	$340,670	**$370,840**	+ 8.9%
Percent of Original List Price Received*	90.9%	**96.3%**	+ 5.9%	98.4%	**97.1%**	- 1.3%
Inventory of Homes for Sale	4	**15**	+ 275.0%	—	**—**	—
Months Supply of Inventory	1.0	**5.0**	+ 400.0%	—	**—**	—

* 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.

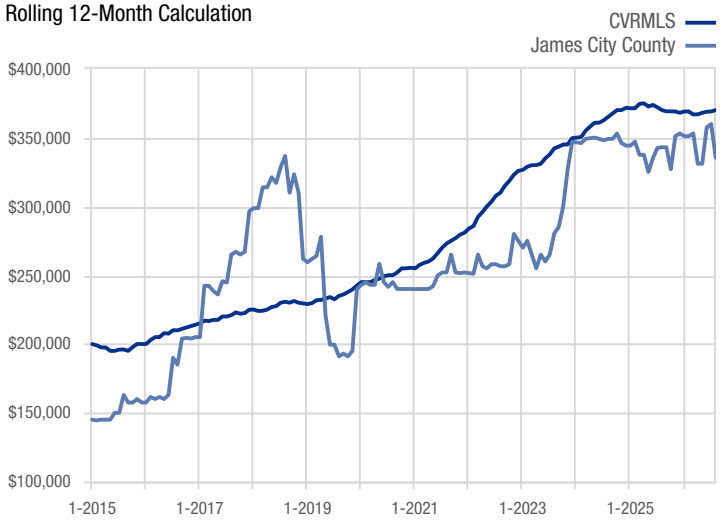
Median Sales Price - Single-Family

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.

Current as of September 10, 2026. All data from Central Virginia Regional MLS. Report © 2026 ShowingTime Plus, LLC.