

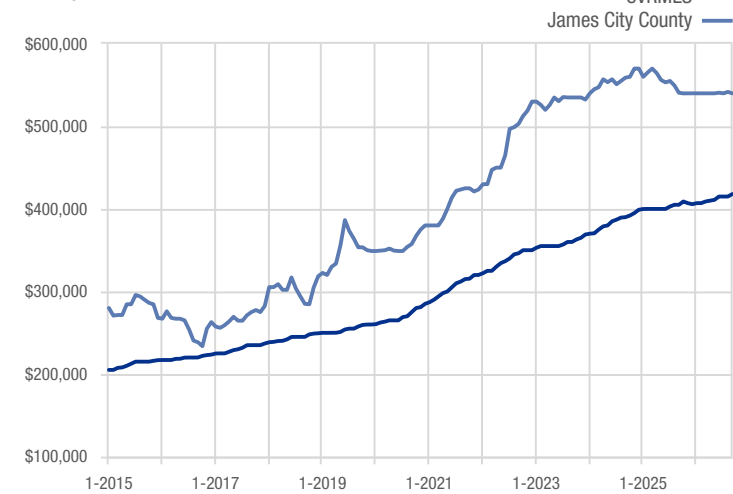
James City County

Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	27	15	- 44.4%	169	147	- 13.0%
Pending Sales	13	15	+ 15.4%	112	108	- 3.6%
Closed Sales	12	6	- 50.0%	112	97	- 13.4%
Days on Market Until Sale	56	52	- 7.1%	33	42	+ 27.3%
Median Sales Price*	\$596,500	\$586,125	- 1.7%	\$553,250	\$547,500	- 1.0%
Average Sales Price*	\$696,908	\$632,875	- 9.2%	\$629,628	\$620,471	- 1.5%
Percent of Original List Price Received*	93.3%	96.4%	+ 3.3%	98.8%	97.9%	- 0.9%
Inventory of Homes for Sale	44	30	- 31.8%	—	—	—
Months Supply of Inventory	3.5	2.5	- 28.6%	—	—	—

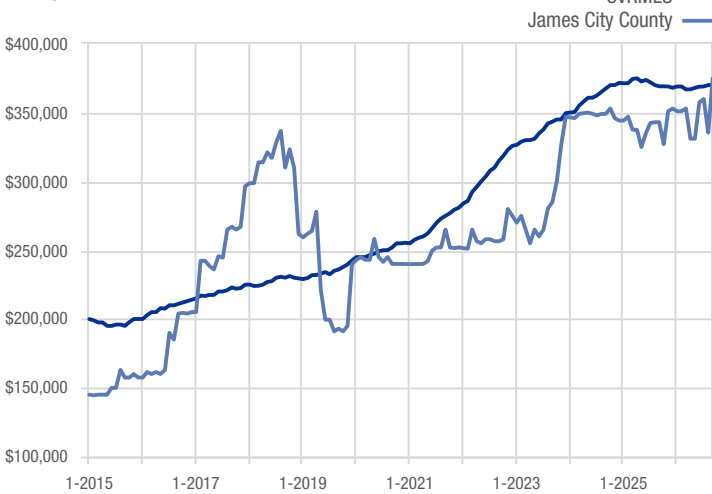
Condo/Town	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	0	4	—	29	60	+ 106.9%
Pending Sales	3	5	+ 66.7%	28	32	+ 14.3%
Closed Sales	7	3	- 57.1%	28	27	- 3.6%
Days on Market Until Sale	22	25	+ 13.6%	33	33	0.0%
Median Sales Price*	\$311,000	\$505,000	+ 62.4%	\$351,000	\$375,000	+ 6.8%
Average Sales Price*	\$366,257	\$490,833	+ 34.0%	\$347,304	\$384,173	+ 10.6%
Percent of Original List Price Received*	98.7%	98.2%	- 0.5%	98.5%	97.3%	- 1.2%
Inventory of Homes for Sale	1	12	+ 1,100.0%	—	—	—
Months Supply of Inventory	0.3	3.8	+ 1,166.7%	—	—	—

* 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.