Local Market Update – October 2026

A Research Tool Provided by Central Virginia Regional MLS.

James City County

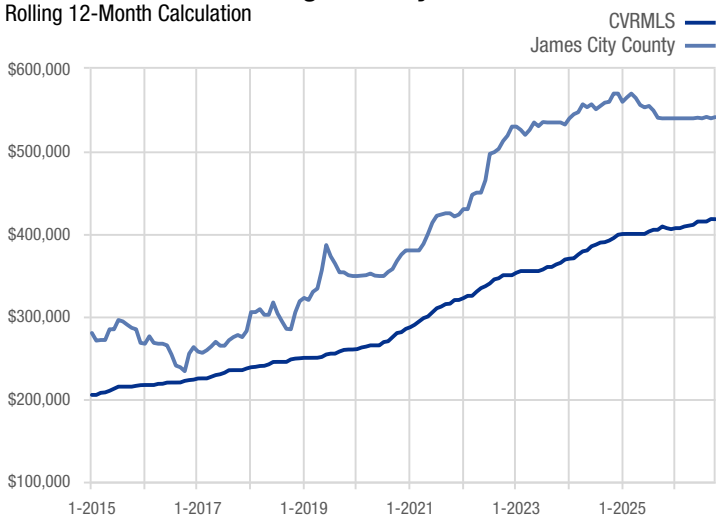
Single Family	October			Year to Date		
Key Metrics	2025	2026	% Change	Thru 10-2025	Thru 10-2026	% Change
New Listings	21	**9**	- 57.1%	190	**156**	- 17.9%
Pending Sales	16	**8**	- 50.0%	128	**115**	- 10.2%
Closed Sales	10	**13**	+ 30.0%	122	**110**	- 9.8%
Days on Market Until Sale	48	**58**	+ 20.8%	34	**44**	+ 29.4%
Median Sales Price*	$494,500	**$599,000**	+ 21.1%	$550,750	**$550,000**	- 0.1%
Average Sales Price*	$665,900	**$727,731**	+ 9.3%	$632,601	**$633,263**	+ 0.1%
Percent of Original List Price Received*	96.8%	**95.4%**	- 1.4%	98.6%	**97.6%**	- 1.0%
Inventory of Homes for Sale	45	**28**	- 37.8%	—	—	—
Months Supply of Inventory	3.6	**2.5**	- 30.6%	—	—	—

Condo/Town	October			Year to Date		
Key Metrics	2025	2026	% Change	Thru 10-2025	Thru 10-2026	% Change
New Listings	3	**3**	0.0%	32	**63**	+ 96.9%
Pending Sales	2	**0**	- 100.0%	30	**32**	+ 6.7%
Closed Sales	1	**2**	+ 100.0%	29	**29**	0.0%
Days on Market Until Sale	5	**44**	+ 780.0%	32	**34**	+ 6.3%
Median Sales Price*	$412,000	**$256,750**	- 37.7%	$353,000	**$359,900**	+ 2.0%
Average Sales Price*	$412,000	**$256,750**	- 37.7%	$349,614	**$375,385**	+ 7.4%
Percent of Original List Price Received*	99.3%	**99.2%**	- 0.1%	98.5%	**97.4%**	- 1.1%
Inventory of Homes for Sale	1	**13**	+ 1,200.0%	—	—	—
Months Supply of Inventory	0.3	**3.9**	+ 1,200.0%	—	—	—

* 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.

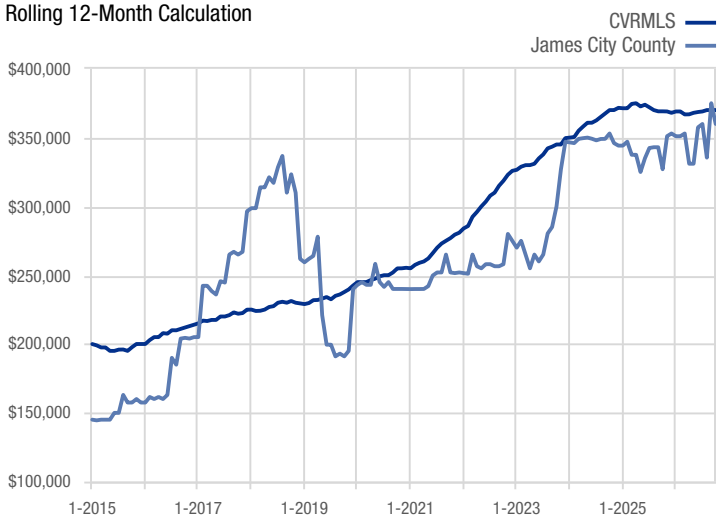
Median Sales Price - Single-Family

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 November 10, 2026. All data from Central Virginia Regional MLS. Report © 2026 ShowingTime Plus, LLC.