

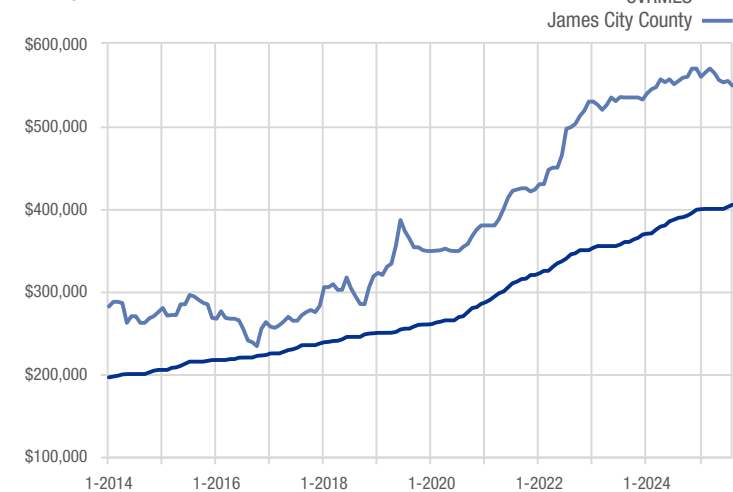
James City County

Single Family	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	29	10	- 65.5%	211	142	- 32.7%
Pending Sales	28	11	- 60.7%	166	99	- 40.4%
Closed Sales	20	9	- 55.0%	147	100	- 32.0%
Days on Market Until Sale	14	24	+ 71.4%	22	30	+ 36.4%
Median Sales Price*	\$560,000	\$490,000	- 12.5%	\$574,000	\$545,000	- 5.1%
Average Sales Price*	\$594,677	\$534,235	- 10.2%	\$641,660	\$621,554	- 3.1%
Percent of Original List Price Received*	100.3%	98.9%	- 1.4%	100.5%	99.4%	- 1.1%
Inventory of Homes for Sale	42	32	- 23.8%	—	—	—
Months Supply of Inventory	2.2	2.5	+ 13.6%	—	—	—

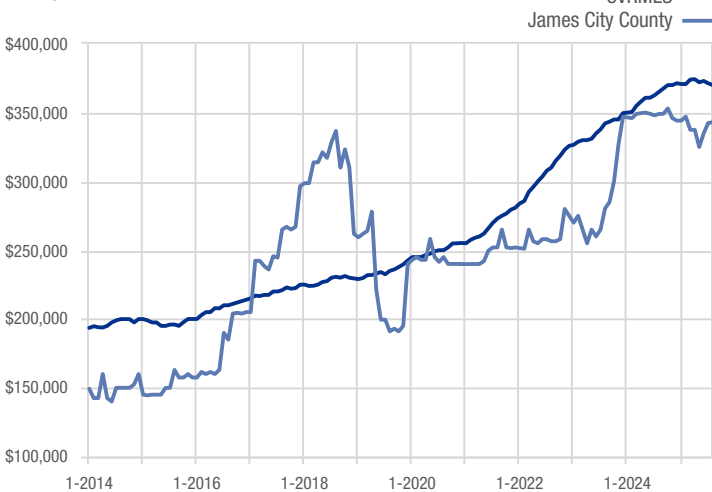
Condo/Town	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	5	4	- 20.0%	46	29	- 37.0%
Pending Sales	4	6	+ 50.0%	39	25	- 35.9%
Closed Sales	6	2	- 66.7%	41	20	- 51.2%
Days on Market Until Sale	19	107	+ 463.2%	33	37	+ 12.1%
Median Sales Price*	\$437,450	\$418,500	- 4.3%	\$346,000	\$353,000	+ 2.0%
Average Sales Price*	\$436,584	\$418,500	- 4.1%	\$362,063	\$340,670	- 5.9%
Percent of Original List Price Received*	101.1%	90.9%	- 10.1%	98.9%	98.4%	- 0.5%
Inventory of Homes for Sale	9	3	- 66.7%	—	—	—
Months Supply of Inventory	1.9	0.8	- 57.9%	—	—	—

\* 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.