

James City County

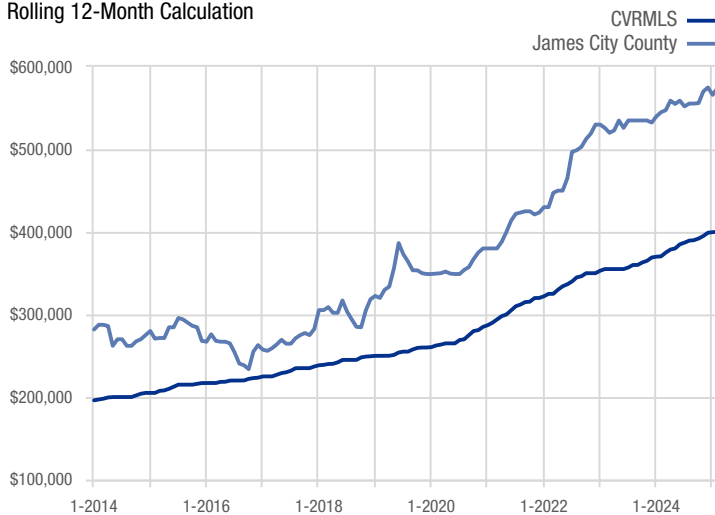
| Single Family | February | | | Year to Date | | |
|--|-----------|------|----------|--------------|-------------|----------|
| | 2024 | 2025 | % Change | Thru 2-2024 | Thru 2-2025 | % Change |
| Key Metrics | | | | | | |
| New Listings | 20 | 0 | - 100.0% | 33 | 0 | - 100.0% |
| Pending Sales | 20 | 0 | - 100.0% | 30 | 0 | - 100.0% |
| Closed Sales | 10 | 0 | - 100.0% | 22 | 0 | - 100.0% |
| Days on Market Until Sale | 28 | — | — | 43 | — | — |
| Median Sales Price* | \$457,500 | — | — | \$627,400 | — | — |
| Average Sales Price* | \$414,200 | — | — | \$595,153 | — | — |
| Percent of Original List Price Received* | 102.7% | — | — | 101.2% | — | — |
| Inventory of Homes for Sale | 13 | 0 | - 100.0% | — | — | — |
| Months Supply of Inventory | 0.7 | — | — | — | — | — |

| Condo/Town | February | | | Year to Date | | |
|--|-----------|------|----------|--------------|-------------|----------|
| | 2024 | 2025 | % Change | Thru 2-2024 | Thru 2-2025 | % Change |
| Key Metrics | | | | | | |
| New Listings | 6 | 0 | - 100.0% | 8 | 0 | - 100.0% |
| Pending Sales | 5 | 0 | - 100.0% | 8 | 0 | - 100.0% |
| Closed Sales | 4 | 0 | - 100.0% | 10 | 0 | - 100.0% |
| Days on Market Until Sale | 18 | — | — | 25 | — | — |
| Median Sales Price* | \$280,000 | — | — | \$340,000 | — | — |
| Average Sales Price* | \$279,875 | — | — | \$319,141 | — | — |
| Percent of Original List Price Received* | 98.4% | — | — | 97.0% | — | — |
| Inventory of Homes for Sale | 7 | 0 | - 100.0% | — | — | — |
| Months Supply of Inventory | 1.7 | — | — | — | — | — |

* 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.

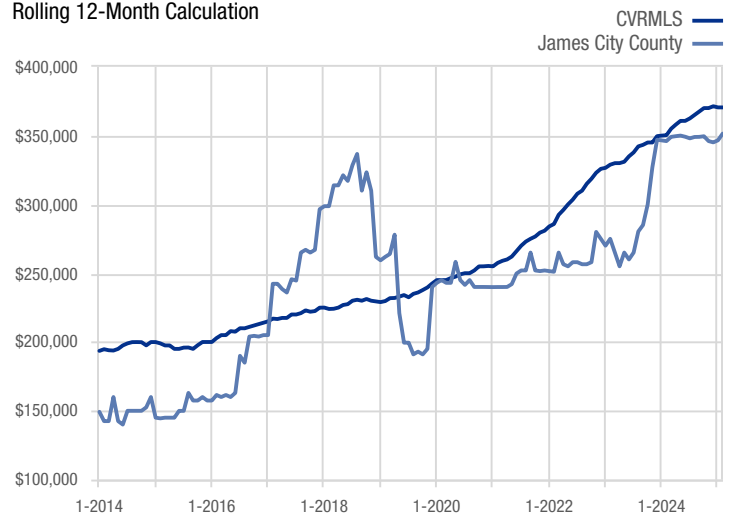
Median Sales Price - Single-Family

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.