Local Market Update – October 2025A Research Tool Provided by Central Virginia Regional MLS.

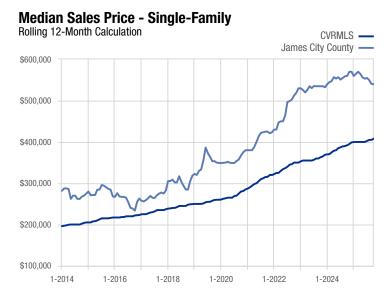


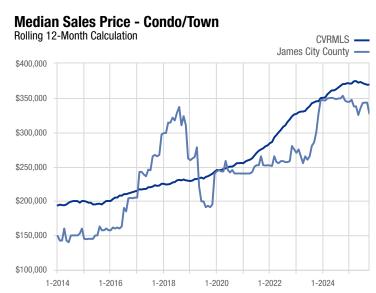
James City County

Single Family	October			Year to Date			
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change	
New Listings	14	21	+ 50.0%	247	190	- 23.1%	
Pending Sales	17	17	0.0%	199	129	- 35.2%	
Closed Sales	25	10	- 60.0%	191	122	- 36.1%	
Days on Market Until Sale	26	48	+ 84.6%	23	34	+ 47.8%	
Median Sales Price*	\$559,900	\$494,500	- 11.7%	\$575,000	\$550,750	- 4.2%	
Average Sales Price*	\$684,001	\$665,900	- 2.6%	\$664,038	\$632,601	- 4.7%	
Percent of Original List Price Received*	98.4%	96.8%	- 1.6%	100.0%	98.6%	- 1.4%	
Inventory of Homes for Sale	37	43	+ 16.2%		_	_	
Months Supply of Inventory	2.0	3.4	+ 70.0%		_	_	

Condo/Town	October			Year to Date			
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change	
New Listings	3	3	0.0%	54	32	- 40.7%	
Pending Sales	3	2	- 33.3%	50	29	- 42.0%	
Closed Sales	5	1	- 80.0%	51	28	- 45.1%	
Days on Market Until Sale	16	5	- 68.8%	30	32	+ 6.7%	
Median Sales Price*	\$450,000	\$412,000	- 8.4%	\$349,000	\$353,000	+ 1.1%	
Average Sales Price*	\$438,000	\$412,000	- 5.9%	\$368,451	\$349,614	- 5.1%	
Percent of Original List Price Received*	98.2%	99.3%	+ 1.1%	98.7%	98.5%	- 0.2%	
Inventory of Homes for Sale	5	1	- 80.0%		_	_	
Months Supply of Inventory	1.1	0.3	- 72.7%		_	_	

^{*} 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.





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.