

James City County

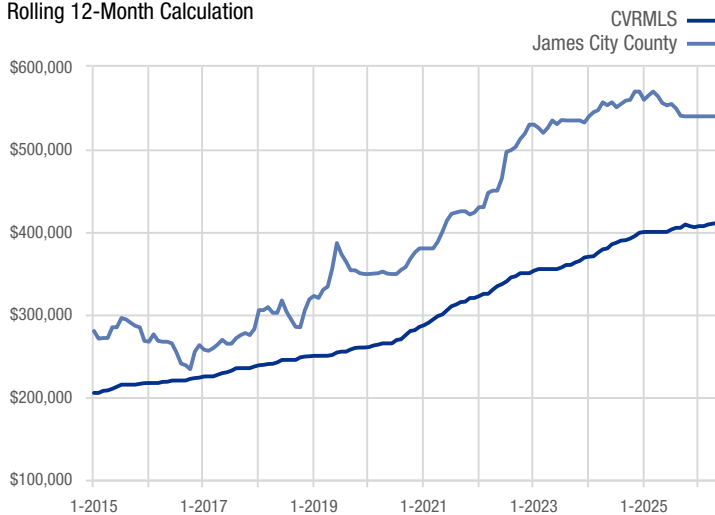
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	17	15	- 11.8%	91	84	- 7.7%
Pending Sales	13	16	+ 23.1%	66	57	- 13.6%
Closed Sales	20	13	- 35.0%	62	40	- 35.5%
Days on Market Until Sale	18	83	+ 361.1%	32	54	+ 68.8%
Median Sales Price*	\$529,950	\$535,000	+ 1.0%	\$565,000	\$550,000	- 2.7%
Average Sales Price*	\$557,093	\$534,385	- 4.1%	\$605,089	\$604,282	- 0.1%
Percent of Original List Price Received*	101.1%	96.9%	- 4.2%	99.7%	96.7%	- 3.0%
Inventory of Homes for Sale	31	36	+ 16.1%	—	—	—
Months Supply of Inventory	1.9	3.2	+ 68.4%	—	—	—

Condo/Town	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	5	7	+ 40.0%	20	28	+ 40.0%
Pending Sales	5	2	- 60.0%	15	14	- 6.7%
Closed Sales	4	1	- 75.0%	12	11	- 8.3%
Days on Market Until Sale	12	28	+ 133.3%	23	37	+ 60.9%
Median Sales Price*	\$312,950	\$639,990	+ 104.5%	\$311,250	\$280,000	- 10.0%
Average Sales Price*	\$313,225	\$639,990	+ 104.3%	\$332,533	\$327,081	- 1.6%
Percent of Original List Price Received*	100.2%	99.2%	- 1.0%	99.1%	95.8%	- 3.3%
Inventory of Homes for Sale	6	14	+ 133.3%	—	—	—
Months Supply of Inventory	1.5	5.1	+ 240.0%	—	—	—

* 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.

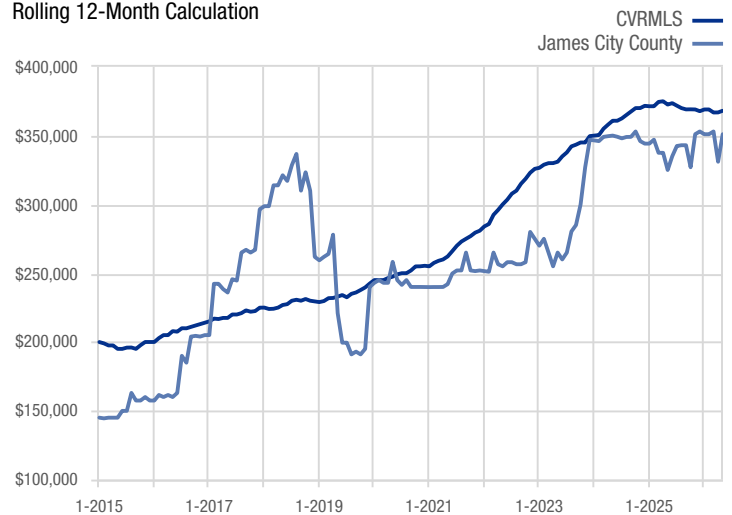
Median Sales Price - Single-Family

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.