

Local Market Update – March 2026

A Research Tool Provided by Central Virginia Regional MLS.



James City County

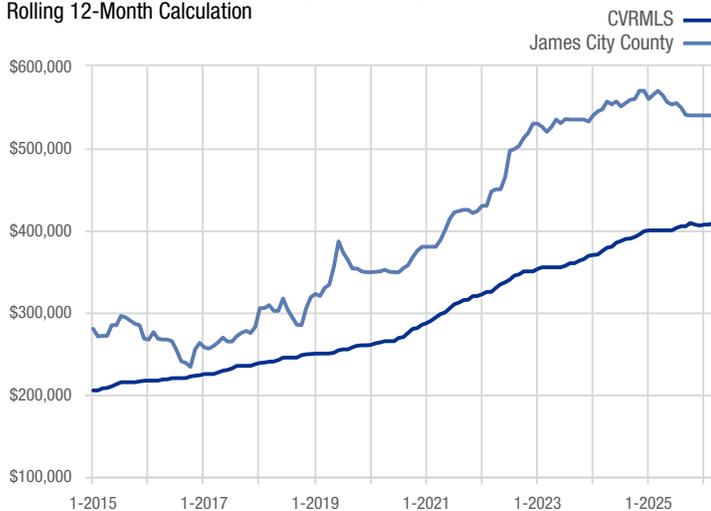
Single Family	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
Key Metrics						
New Listings	20	17	- 15.0%	50	37	- 26.0%
Pending Sales	12	9	- 25.0%	30	25	- 16.7%
Closed Sales	9	6	- 33.3%	28	18	- 35.7%
Days on Market Until Sale	41	56	+ 36.6%	43	44	+ 2.3%
Median Sales Price*	\$755,800	\$640,000	- 15.3%	\$563,250	\$540,000	- 4.1%
Average Sales Price*	\$739,443	\$646,167	- 12.6%	\$599,853	\$601,882	+ 0.3%
Percent of Original List Price Received*	100.4%	97.8%	- 2.6%	98.4%	95.4%	- 3.0%
Inventory of Homes for Sale	29	30	+ 3.4%	—	—	—
Months Supply of Inventory	1.7	2.6	+ 52.9%	—	—	—

Condo/Town	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
Key Metrics						
New Listings	5	3	- 40.0%	11	17	+ 54.5%
Pending Sales	0	6	—	6	11	+ 83.3%
Closed Sales	4	1	- 75.0%	7	5	- 28.6%
Days on Market Until Sale	20	45	+ 125.0%	31	28	- 9.7%
Median Sales Price*	\$378,750	\$359,900	- 5.0%	\$335,000	\$267,000	- 20.3%
Average Sales Price*	\$394,375	\$359,900	- 8.7%	\$352,929	\$299,280	- 15.2%
Percent of Original List Price Received*	100.1%	92.3%	- 7.8%	99.2%	98.4%	- 0.8%
Inventory of Homes for Sale	7	9	+ 28.6%	—	—	—
Months Supply of Inventory	1.5	2.8	+ 86.7%	—	—	—

* 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.

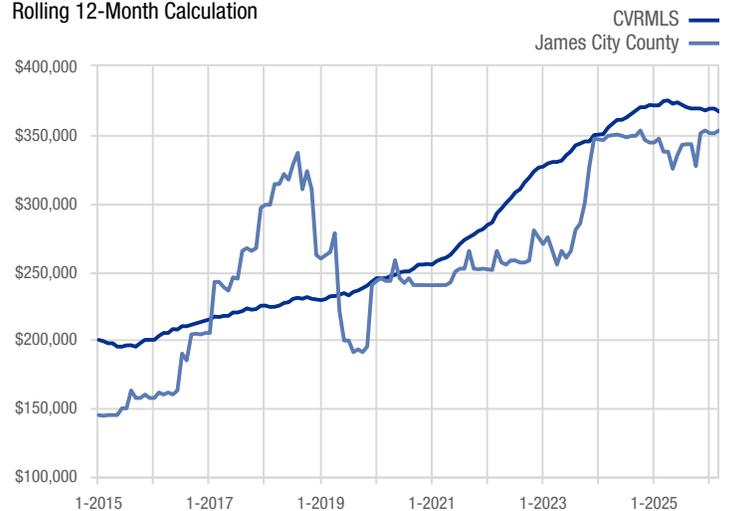
Median Sales Price - Single-Family

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.