

Local Market Update – February 2025

A Research Tool Provided by Central Virginia Regional MLS.



York County

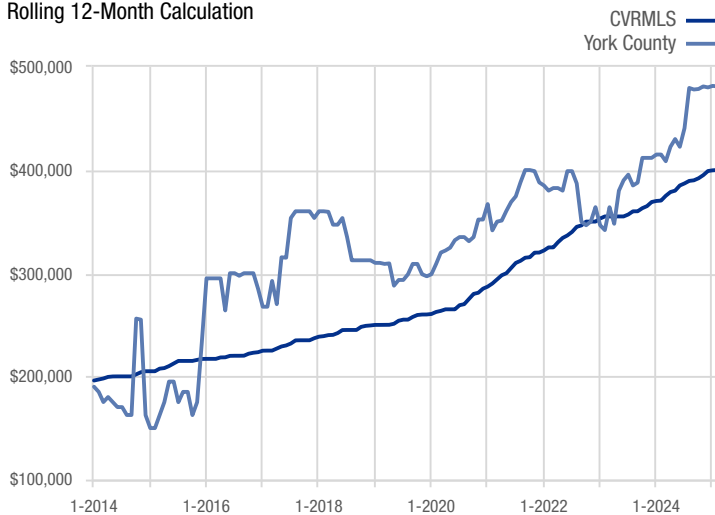
Single Family	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
Key Metrics						
New Listings	4	2	- 50.0%	4	4	0.0%
Pending Sales	3	1	- 66.7%	4	2	- 50.0%
Closed Sales	3	2	- 33.3%	5	2	- 60.0%
Days on Market Until Sale	12	37	+ 208.3%	11	37	+ 236.4%
Median Sales Price*	\$218,000	\$349,650	+ 60.4%	\$390,000	\$349,650	- 10.3%
Average Sales Price*	\$336,997	\$349,650	+ 3.8%	\$366,198	\$349,650	- 4.5%
Percent of Original List Price Received*	93.7%	98.0%	+ 4.6%	96.0%	98.0%	+ 2.1%
Inventory of Homes for Sale	4	3	- 25.0%	—	—	—
Months Supply of Inventory	1.2	1.0	- 16.7%	—	—	—

Condo/Town	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
Key Metrics						
New Listings	1	1	0.0%	2	2	0.0%
Pending Sales	1	0	- 100.0%	1	1	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of Original List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	0.8	0.9	+ 12.5%	—	—	—

* 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.

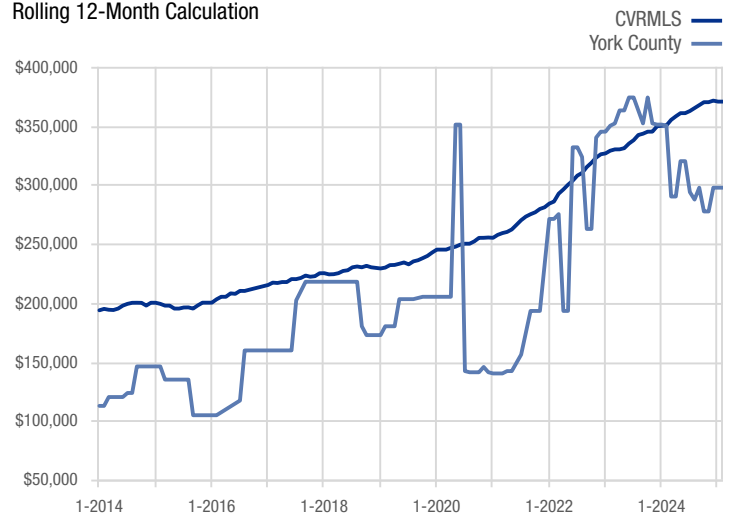
Median Sales Price - Single-Family

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.