

# Local Market Update – October 2024

A Research Tool Provided by Central Virginia Regional MLS.



## York County

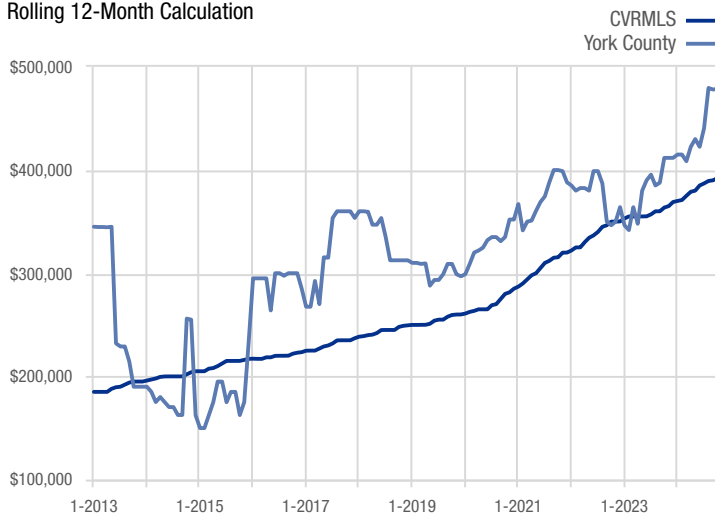
Single Family	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	3	4	+ 33.3%	42	37	- 11.9%
Pending Sales	7	1	- 85.7%	32	32	0.0%
Closed Sales	2	3	+ 50.0%	27	31	+ 14.8%
Days on Market Until Sale	9	10	+ 11.1%	22	27	+ 22.7%
Median Sales Price*	\$518,250	<b>\$479,000</b>	- 7.6%	\$415,000	<b>\$481,000</b>	+ 15.9%
Average Sales Price*	\$518,250	<b>\$420,333</b>	- 18.9%	\$437,650	<b>\$501,090</b>	+ 14.5%
Percent of Original List Price Received*	88.9%	<b>100.9%</b>	+ 13.5%	99.3%	<b>96.5%</b>	- 2.8%
Inventory of Homes for Sale	5	6	+ 20.0%	—	—	—
Months Supply of Inventory	1.4	2.1	+ 50.0%	—	—	—

Condo/Town	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	0	0	0.0%	10	8	- 20.0%
Pending Sales	1	0	- 100.0%	10	5	- 50.0%
Closed Sales	2	0	- 100.0%	9	4	- 55.6%
Days on Market Until Sale	12	—	—	19	15	- 21.1%
Median Sales Price*	\$377,500	—	—	\$352,000	<b>\$287,420</b>	- 18.3%
Average Sales Price*	\$377,500	—	—	\$324,556	<b>\$302,460</b>	- 6.8%
Percent of Original List Price Received*	100.7%	—	—	99.5%	<b>98.7%</b>	- 0.8%
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	0.7	1.0	+ 42.9%	—	—	—

\* 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.

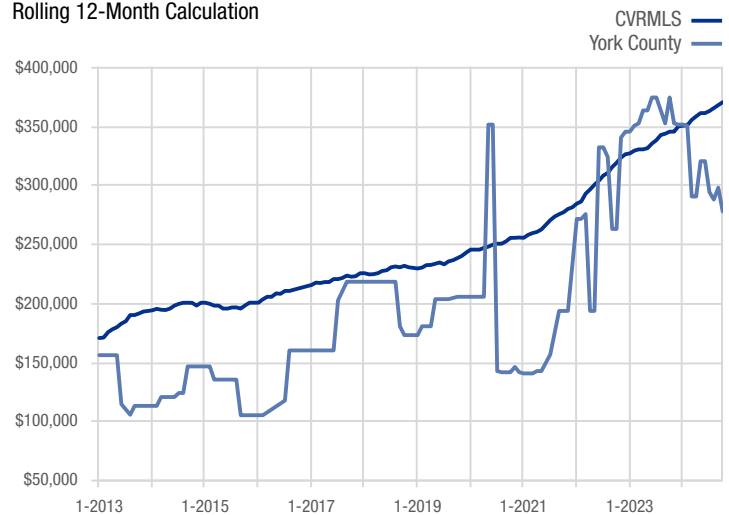
### Median Sales Price - Single-Family

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.