

Local Market Update – August 2024

A Research Tool Provided by Central Virginia Regional MLS.



York County

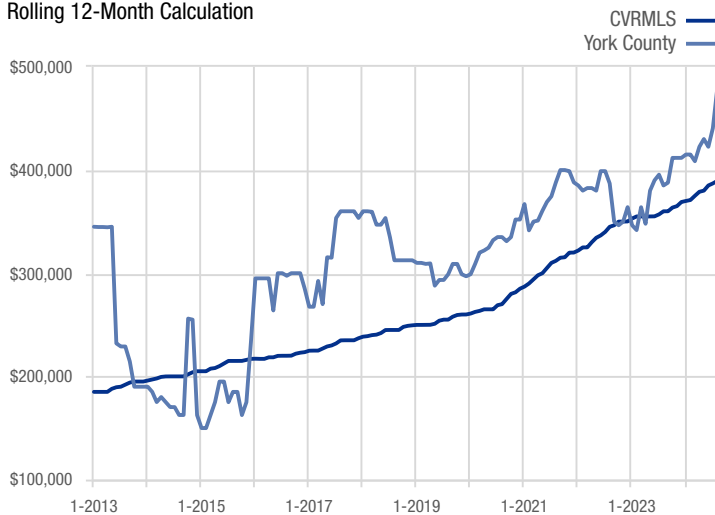
Single Family	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	2	2	0.0%	32	28	- 12.5%
Pending Sales	0	4	—	23	26	+ 13.0%
Closed Sales	2	6	+ 200.0%	25	27	+ 8.0%
Days on Market Until Sale	4	40	+ 900.0%	23	29	+ 26.1%
Median Sales Price*	\$268,493	\$552,100	+ 105.6%	\$415,000	\$498,000	+ 20.0%
Average Sales Price*	\$268,493	\$518,700	+ 93.2%	\$431,202	\$513,807	+ 19.2%
Percent of Original List Price Received*	102.8%	96.9%	- 5.7%	100.2%	95.8%	- 4.4%
Inventory of Homes for Sale	5	4	- 20.0%	—	—	—
Months Supply of Inventory	1.6	1.3	- 18.8%	—	—	—

Condo/Town	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	1	1	0.0%	8	6	- 25.0%
Pending Sales	1	0	- 100.0%	7	4	- 42.9%
Closed Sales	2	0	- 100.0%	6	4	- 33.3%
Days on Market Until Sale	39	—	—	20	15	- 25.0%
Median Sales Price*	\$320,000	—	—	\$351,000	\$287,420	- 18.1%
Average Sales Price*	\$320,000	—	—	\$326,333	\$302,460	- 7.3%
Percent of Original List Price Received*	95.5%	—	—	99.1%	98.7%	- 0.4%
Inventory of Homes for Sale	2	2	0.0%	—	—	—
Months Supply of Inventory	1.3	1.7	+ 30.8%	—	—	—

* 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.

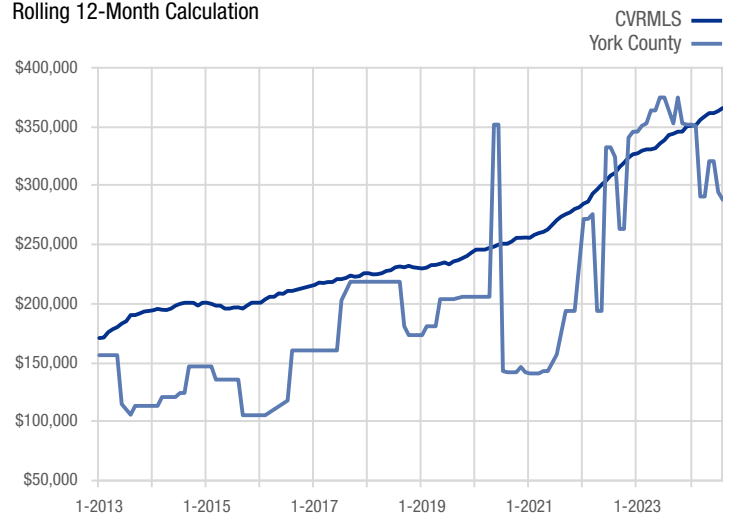
Median Sales Price - Single-Family

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.