

Local Market Update – July 2024

A Research Tool Provided by Central Virginia Regional MLS.



York County

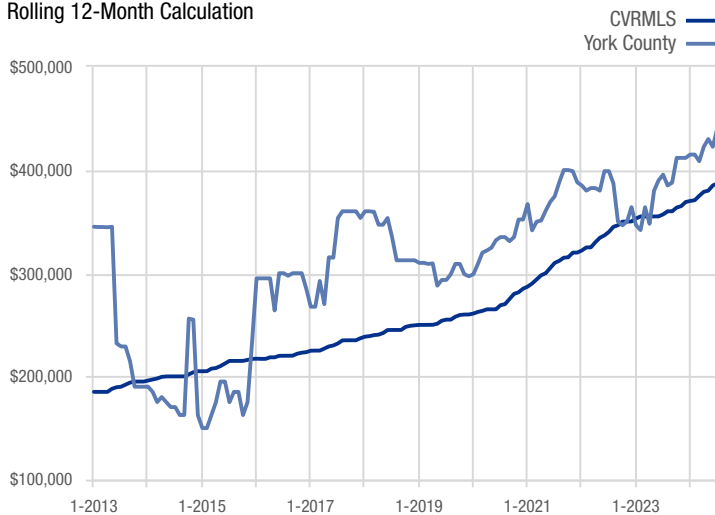
Single Family	July			Year to Date		
	2023	2024	% Change	Thru 7-2023	Thru 7-2024	% Change
New Listings	4	5	+ 25.0%	30	26	- 13.3%
Pending Sales	2	4	+ 100.0%	23	22	- 4.3%
Closed Sales	4	6	+ 50.0%	23	21	- 8.7%
Days on Market Until Sale	25	27	+ 8.0%	24	26	+ 8.3%
Median Sales Price*	\$546,000	\$647,500	+ 18.6%	\$440,000	\$481,000	+ 9.3%
Average Sales Price*	\$602,044	\$641,917	+ 6.6%	\$445,351	\$512,409	+ 15.1%
Percent of Original List Price Received*	96.3%	91.1%	- 5.4%	100.0%	95.4%	- 4.6%
Inventory of Homes for Sale	3	6	+ 100.0%	—	—	—
Months Supply of Inventory	1.0	1.9	+ 90.0%	—	—	—

Condo/Town	July			Year to Date		
	2023	2024	% Change	Thru 7-2023	Thru 7-2024	% Change
New Listings	2	1	- 50.0%	7	5	- 28.6%
Pending Sales	2	0	- 100.0%	6	4	- 33.3%
Closed Sales	0	2	—	4	4	0.0%
Days on Market Until Sale	—	4	—	11	15	+ 36.4%
Median Sales Price*	—	\$287,420	—	\$363,500	\$287,420	- 20.9%
Average Sales Price*	—	\$287,420	—	\$329,500	\$302,460	- 8.2%
Percent of Original List Price Received*	—	102.1%	—	101.0%	98.7%	- 2.3%
Inventory of Homes for Sale	2	1	- 50.0%	—	—	—
Months Supply of Inventory	1.3	0.9	- 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.

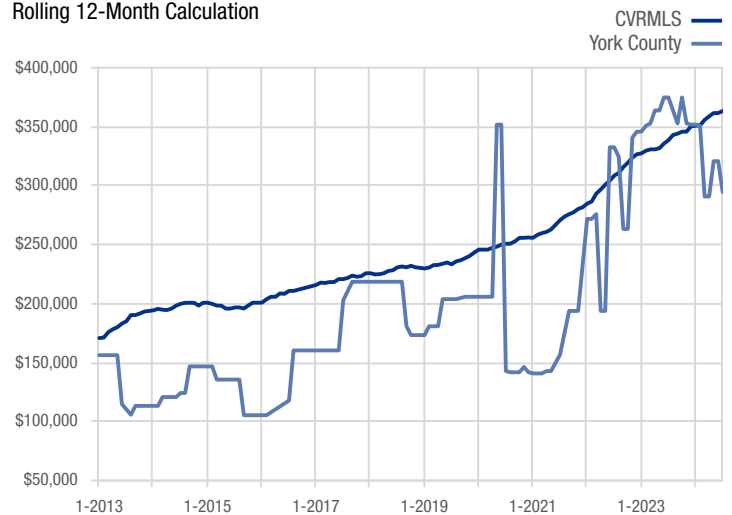
Median Sales Price - Single-Family

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.