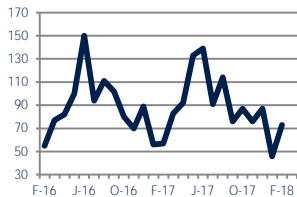


Units Sold

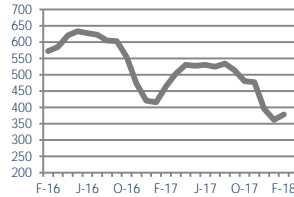
73



Up 28%
Vs. Year Ago

Active Inventory

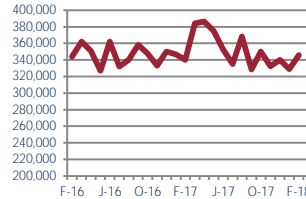
379



Down -18%
Vs. Year Ago

Median Sale Price

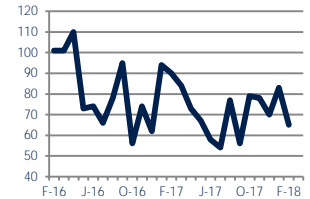
\$345,900



Up 2%
Vs. Year Ago

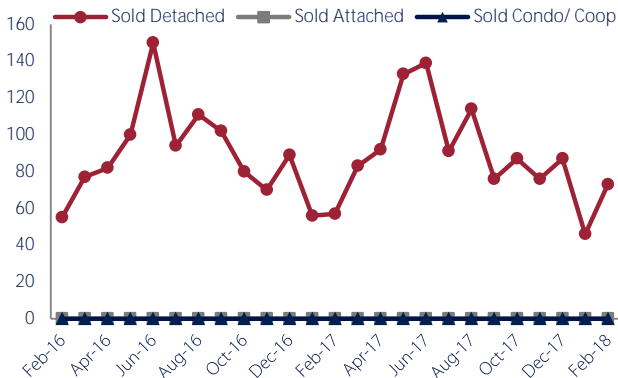
Days On Market

65



Down -28%
Vs. Year Ago

Units Sold*



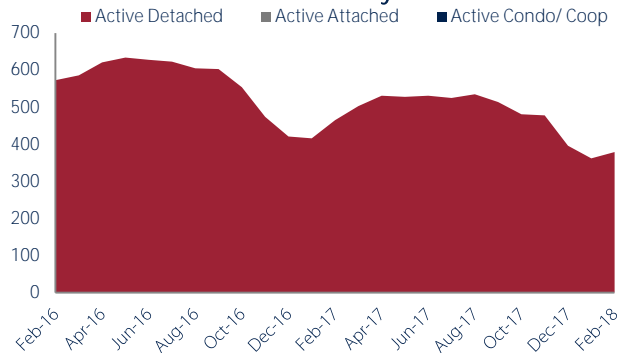
Units Sold

There was an increase in total units sold in February, with 73 sold this month in James City County. This month's total units sold was higher than at this time last year.

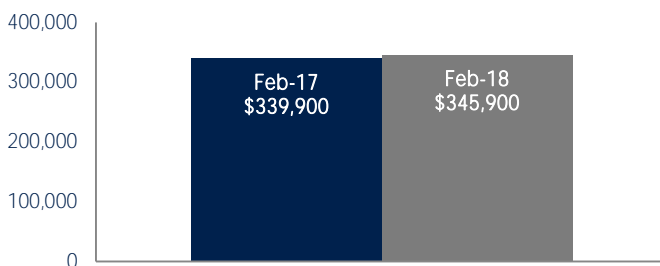
Active Inventory

Versus last year, the total number of homes available this month is lower by 86 units or 18%. The total number of active inventory this February was 379 compared to 465 in February 2017. This month's total of 379 is higher than the previous month's total supply of available inventory of 362, an increase of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last February, the median sale price for James City County Homes was \$339,900. This February, the median sale price was \$345,900, an increase of 2% or \$6,000 compared to last year. The current median sold price is 5% higher than in January.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.



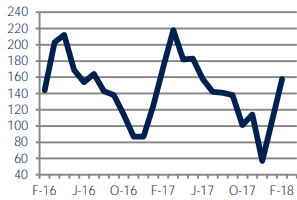
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.
Information included in this report is based on data supplied by WAAR and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of WAAR or Long & Foster Real Estate, Inc.





New Listings

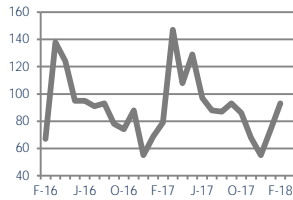
158



Down -9%
Vs. Year Ago

Current Contracts

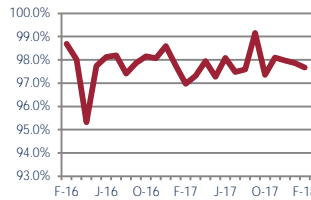
93



Up 18%
Vs. Year Ago

Sold Vs. List Price

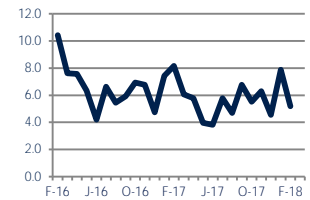
97.7%



Up 0.7%
Vs. Year Ago

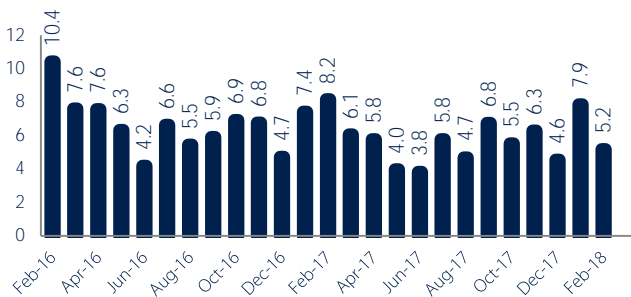
Months of Supply

5.2



Down -36%
Vs. Year Ago

Months Of Supply



Months of Supply

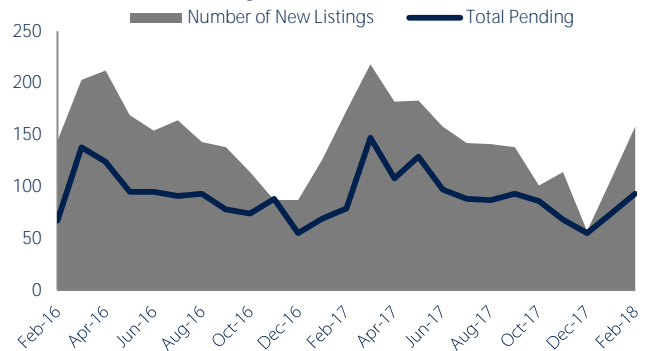
In February, there was 5.2 months of supply available in James City County, compared to 8.2 in February 2017. That is a decrease of 36% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

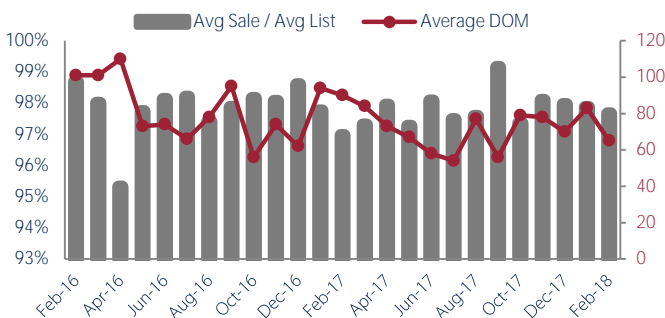
New Listings & Current Contracts

This month there were 158 homes newly listed for sale in James City County compared to 173 in February 2017, a decrease of 9%. There were 93 current contracts pending sale this February compared to 79 a year ago. The number of current contracts is 18% higher than last February.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In February, the average sale price in James City County was 97.7% of the average list price, which is 0.7% higher than at this time last year.

Days On Market

This month, the average number of days on market was 65, lower than the average last year, which was 90, a decrease of 28%.



*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

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