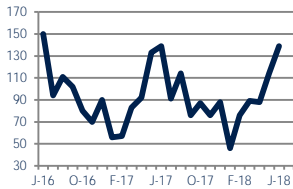
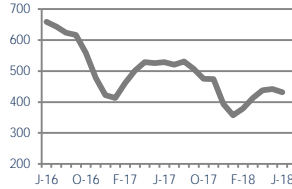


**Units Sold**  
139



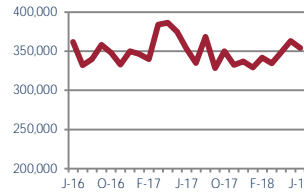
No Change  
Vs. Year Ago

**Active Inventory**  
432



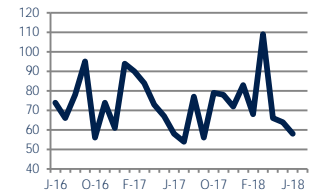
Down -18%  
Vs. Year Ago

**Median Sale Price**  
\$354,000



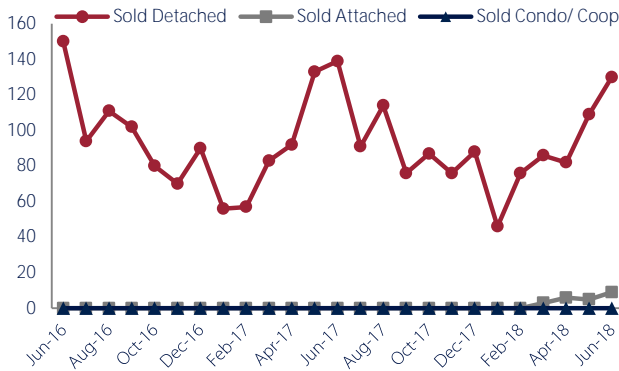
No Change  
Vs. Year Ago

**Days On Market**  
58



No Change  
Vs. Year Ago

### Units Sold\*



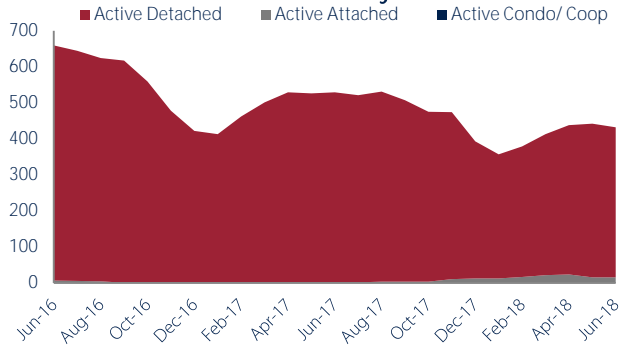
### Units Sold

There was an increase in total units sold in June, with 139 sold this month in James City County, an increase of 22%. This month's total units sold is similar compared to a year ago.

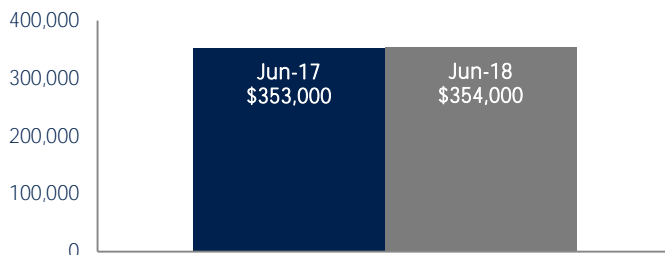
### Active Inventory

Versus last year, the total number of homes available this month is lower by 97 units or 18%. The total number of active inventory this June was 432 compared to 529 in June 2017. This month's total of 432 is lower than the previous month's total supply of available inventory of 442, a decrease of 2%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last June, the median sale price for James City County Homes was \$353,000. This June, the median sale price was \$354,000, which is similar compared to a year ago. The current median sold price is 3% higher than in May.

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

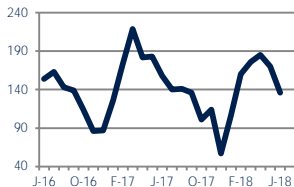


\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by WAAR and 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**

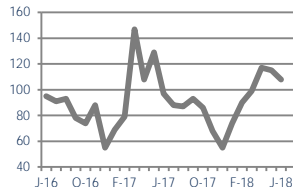
136



**Down -14%**  
Vs. Year Ago

**Current Contracts**

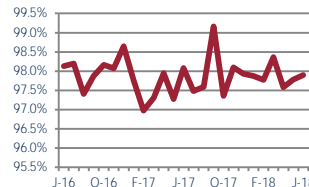
108



**Up 11%**  
Vs. Year Ago

**Sold Vs. List Price**

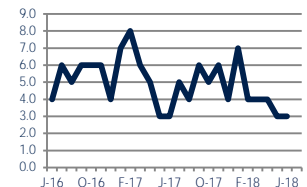
97.9%



**No Change**  
Vs. Year Ago

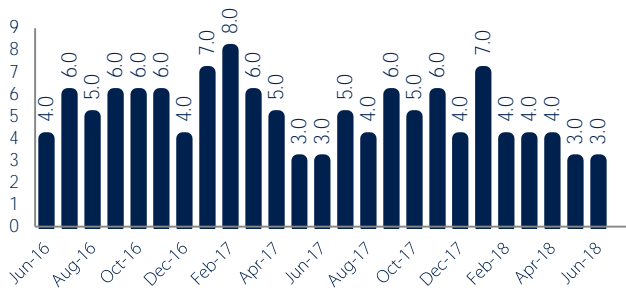
**Months of Supply**

3.0



**No Change**  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

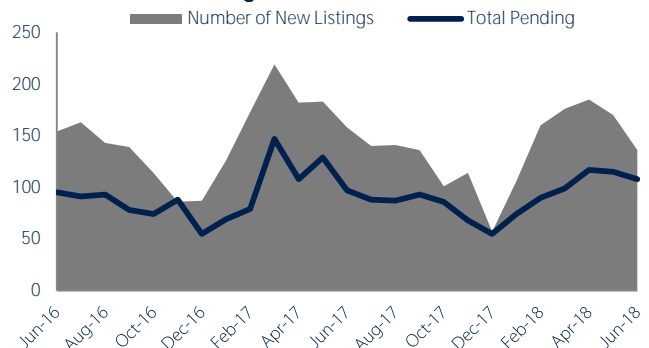
In June, there was 3.1 months of supply available in James City County, compared to 3.8 in June 2017. That is a decrease of 18% versus a year ago.

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.

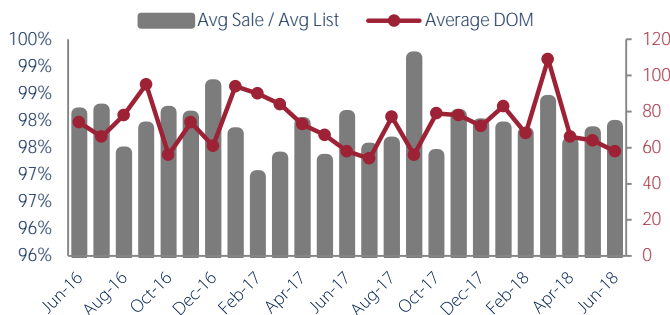
**New Listings & Current Contracts**

This month there were 136 homes newly listed for sale in James City County compared to 158 in June 2017, a decrease of 14%. There were 108 current contracts pending sale this June compared to 97 a year ago. The number of current contracts is 11% higher than last June.

**New Listings & Current Contracts**



**Sale Price/ List Price & DOM**



**Sale Price to List Price Ratio**

In June, the average sale price in James City County was 97.9% of the average list price, which is similar compared to a year ago.

**Days On Market**

This month, the average number of days on market was 58, which is similar compared to a year ago.



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