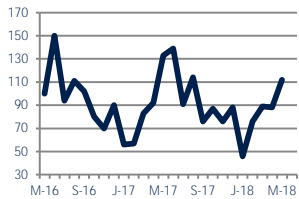


**Units Sold**

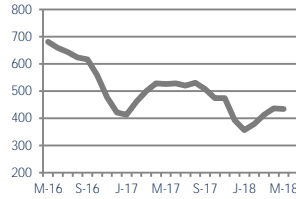
112



Down -16%  
Vs. Year Ago

**Active Inventory**

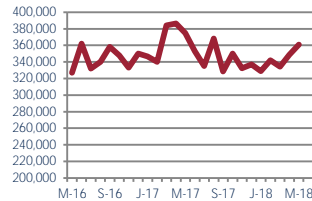
434



Down -17%  
Vs. Year Ago

**Median Sale Price**

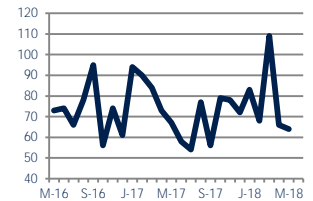
\$361,018



Down -4%  
Vs. Year Ago

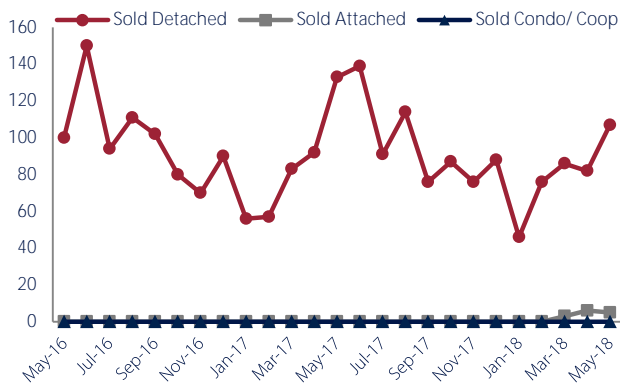
**Days On Market**

64



Down -4%  
Vs. Year Ago

**Units Sold\***



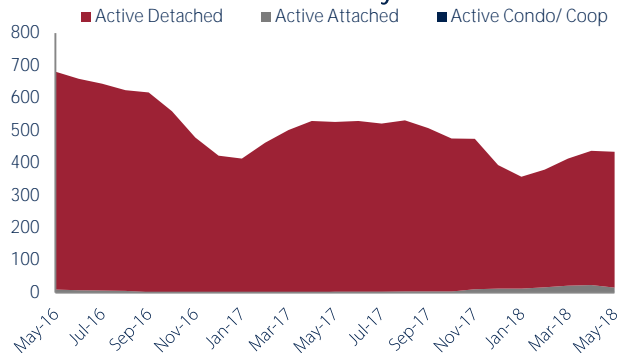
**Units Sold**

There was an increase in total units sold in May, with 112 sold this month in James City County versus 88 last month, an increase of 27%. This month's total units sold was lower than at this time last year, a decrease of 16% versus May 2017.

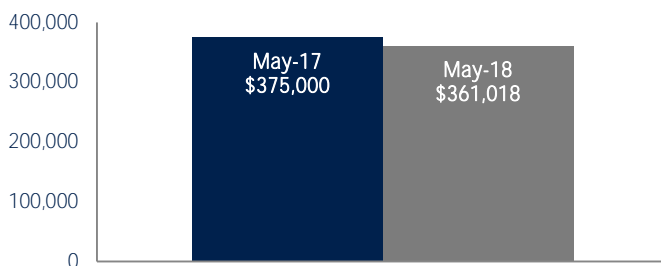
**Active Inventory**

Versus last year, the total number of homes available this month is lower by 92 units or 17%. The total number of active inventory this May was 434 compared to 526 in May 2017. This month's total of 434 is lower than the previous month's total supply of available inventory of 437, a decrease of 1%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last May, the median sale price for James City County Homes was \$375,000. This May, the median sale price was \$361,018, a decrease of 4% or \$13,982 compared to last year. The current median sold price is 4% higher than in April.

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



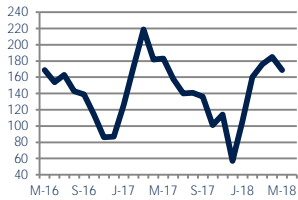
\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by WAAR and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

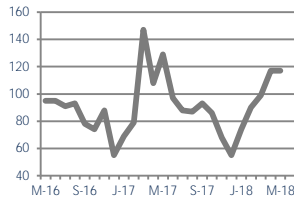
169



Down -8%  
Vs. Year Ago

### Current Contracts

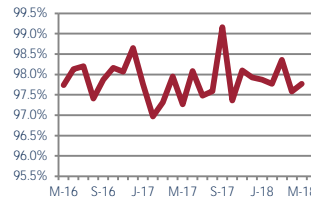
117



Down -9%  
Vs. Year Ago

### Sold Vs. List Price

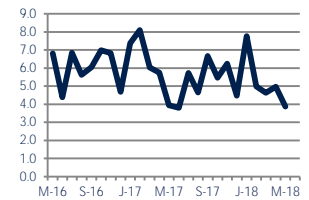
97.8%



Up 0.5%  
Vs. Year Ago

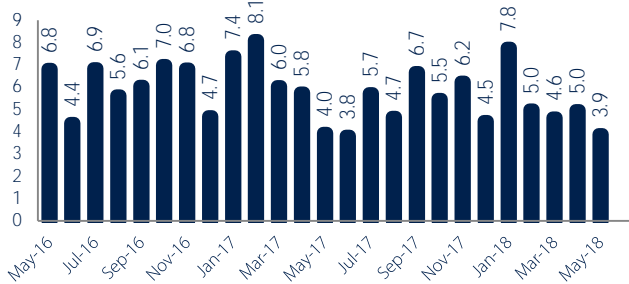
### Months of Supply

3.9



No Change  
Vs. Year Ago

### Months Of Supply



### Months of Supply

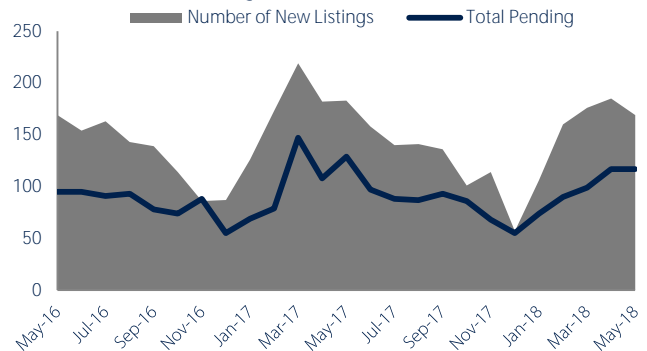
In May, there was 3.9 months of supply available in James City County. The amount of supply is similar compared to a year ago.

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.

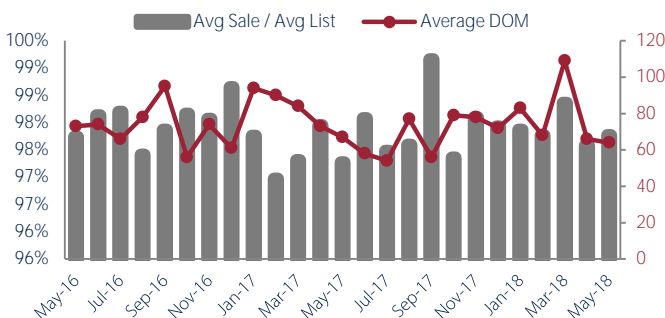
### New Listings & Current Contracts

This month there were 169 homes newly listed for sale in James City County compared to 183 in May 2017, a decrease of 8%. There were 117 current contracts pending sale this May compared to 129 a year ago. The number of current contracts remained stable as compared to last May.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In May, the average sale price in James City County was 97.8% of the average list price, which is 0.5% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 64, lower than the average last year, which was 67, a decrease of 4%.



\*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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