

# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **JAMES CITY COUNTY HOUSING MARKET**

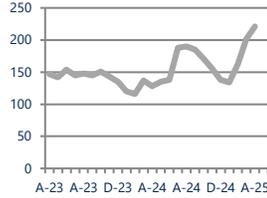
APRIL 2025

## Units Sold 83



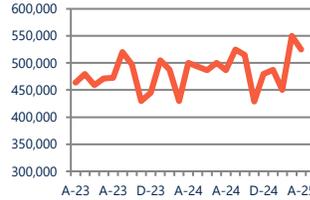
**Down -23%**  
Vs. Year Ago

## Active Inventory 221



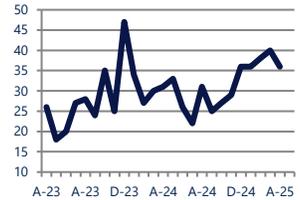
**Up 73%**  
Vs. Year Ago

## Median Sale Price \$525,000



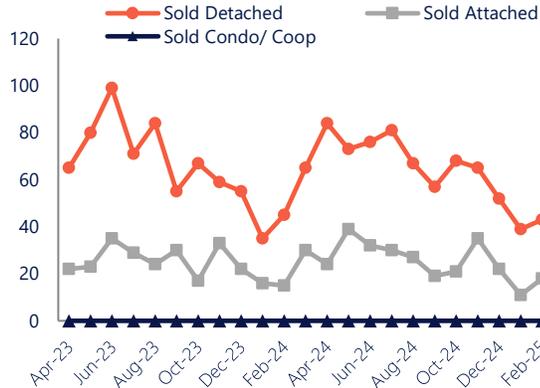
**Up 5%**  
Vs. Year Ago

## Days On Market 36



**Up 16%**  
Vs. Year Ago

### Units Sold\*



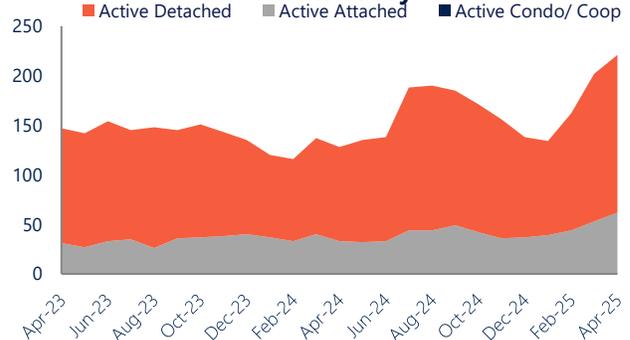
## Units Sold

There was an increase in total units sold in April, with 83 sold this month in James City County versus 67 last month, an increase of 24%. This month's total units sold was lower than at this time last year, a decrease of 23% versus April 2024.

## Active Inventory

Versus last year, the total number of homes available this month is higher by 93 units or 73%. The total number of active inventory this April was 221 compared to 128 in April 2024. This month's total of 221 is higher than the previous month's total supply of available inventory of 202, an increase of 9%.

### Active Inventory\*



### Median Sale Price



## Median Sale Price

Last April, the median sale price for James City County Homes was \$500,000. This April, the median sale price was \$525,000, an increase of 5% or \$25,000 compared to last year. The current median sold price is 5% lower than in March.

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

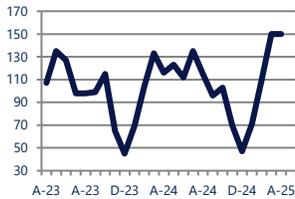
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APRIL 2025

## New Listings

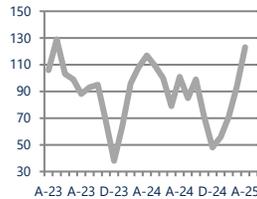
150



Up 29%  
Vs. Year Ago

## Current Contracts

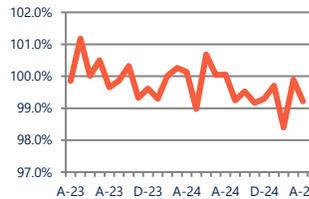
123



Up 5%  
Vs. Year Ago

## Sold Vs. List Price

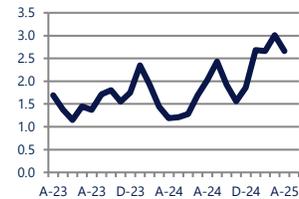
99.2%



Down -0.9%  
Vs. Year Ago

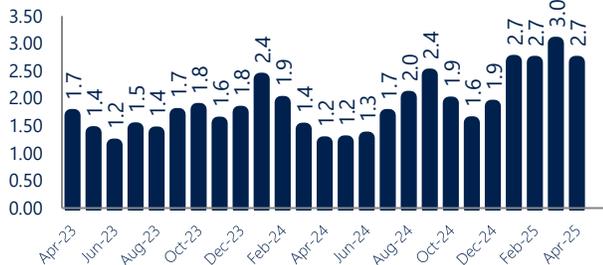
## Months of Supply

2.7



Up 124%  
Vs. Year Ago

## Months Of Supply



## Months of Supply

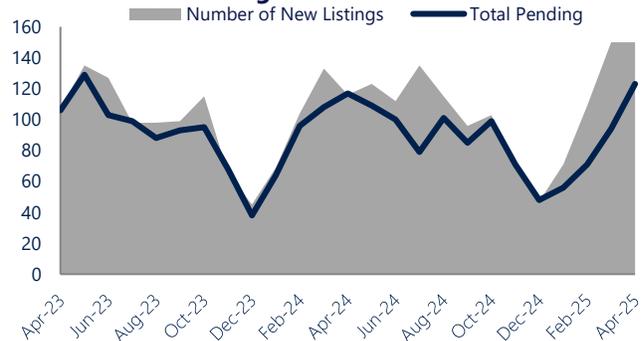
In April, there was 2.7 months of supply available in James City County, compared to 1.2 in April 2024. That is an increase of 125% versus a year ago.

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.

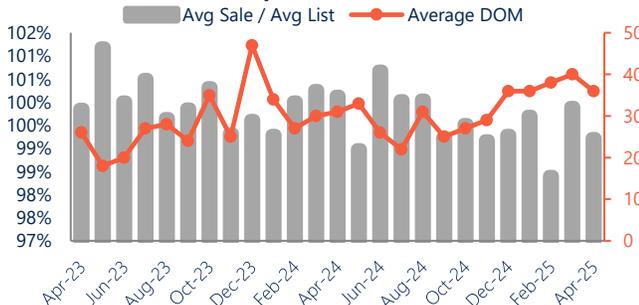
## New Listings & Current Contracts

This month there were 150 homes newly listed for sale in James City County compared to 116 in April 2024, an increase of 29%. There were 123 current contracts pending sale this April compared to 117 a year ago. The number of current contracts is 5% higher than last April.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In April, the average sale price in James City County was 99.2% of the average list price, which is 0.9% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 36, higher than the average last year, which was 31, an increase of 16%.