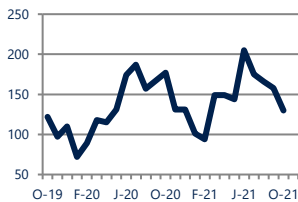




Units Sold

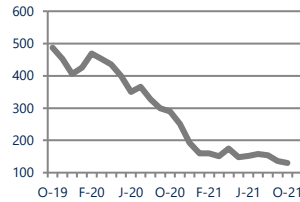
130



Down -27%
Vs. Year Ago

Active Inventory

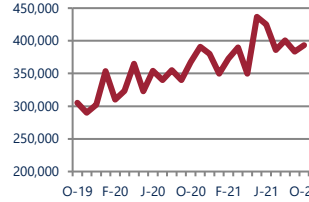
130



Down -55%
Vs. Year Ago

Median Sale Price

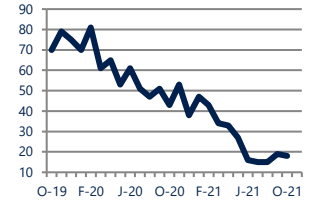
\$393,250



Up 7%
Vs. Year Ago

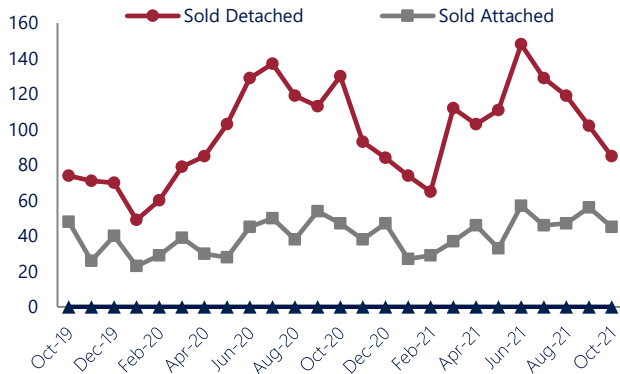
Days On Market

18



Down -58%
Vs. Year Ago

Units Sold*



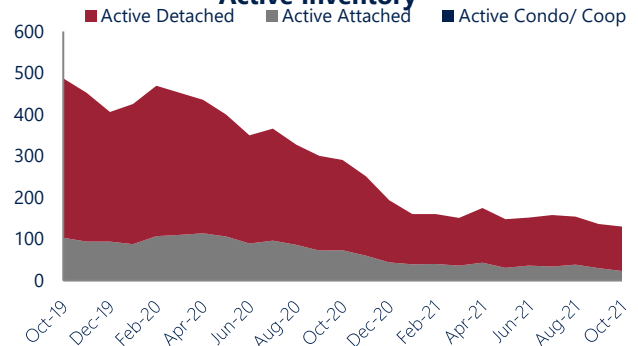
Units Sold

There was a decrease in total units sold in October, with 130 sold this month in James City County versus 158 last month, a decrease of 18%. This month's total units sold was lower than at this time last year, a decrease of 27% versus October 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 160 units or 55%. The total number of active inventory this October was 130 compared to 290 in October 2020. This month's total of 130 is lower than the previous month's total supply of available inventory of 136, a decrease of 4%.

Active Inventory*



Median Sale Price



Median Sale Price

Last October, the median sale price for James City County Homes was \$367,500. This October, the median sale price was \$393,250, an increase of 7% or \$25,750 compared to last year. The current median sold price is 2% higher than in September.

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



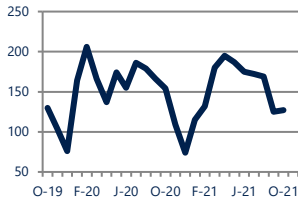
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by WAAR and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

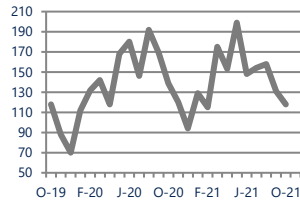
127



Down -18%
Vs. Year Ago

Current Contracts

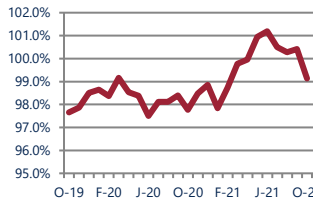
118



Down -15%
Vs. Year Ago

Sold Vs. List Price

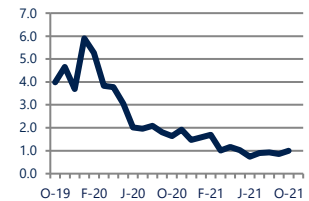
99.1%



Up 1.4%
Vs. Year Ago

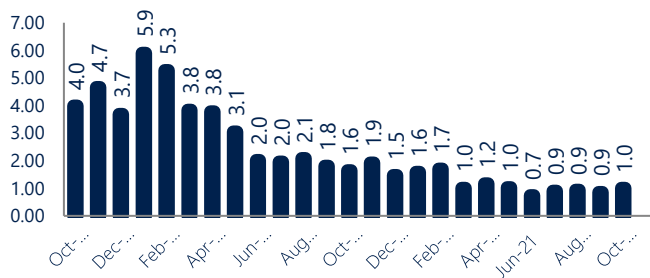
Months of Supply

1.0



Down -39%
Vs. Year Ago

Months Of Supply



Months of Supply

In October, there was 1.0 months of supply available in James City County, compared to 1.6 in October 2020. That is a decrease of 39% versus a year ago.

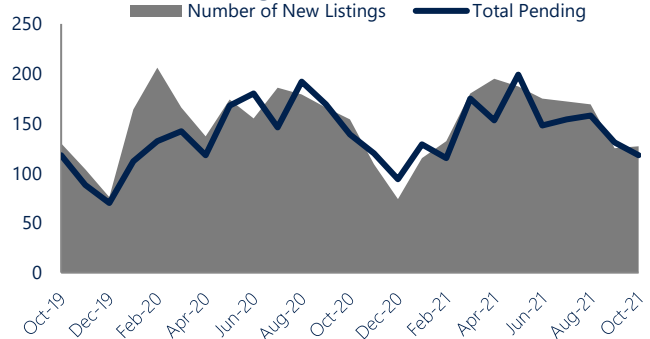
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

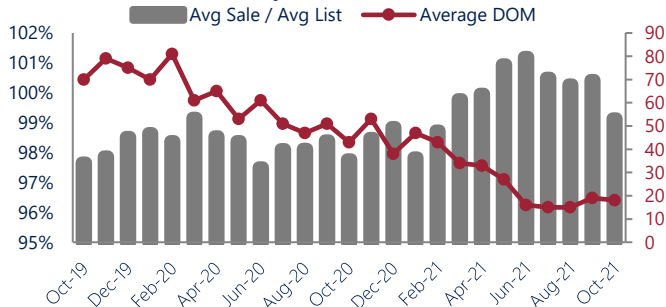
This month there were 127 homes newly listed for sale in James City County compared to 154 in October 2020, a decrease of 18%.

There were 118 current contracts pending sale this October compared to 139 a year ago. The number of current contracts is 15% lower than last October.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In October, the average sale price in James City County was 99.1% of the average list price, which is 1.4% higher than at this time last year.

Days On Market

This month, the average number of days on market was 18, lower than the average last year, which was 43, a decrease of 58%.



*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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