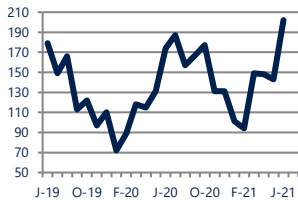




Focus On: James City County Housing Market

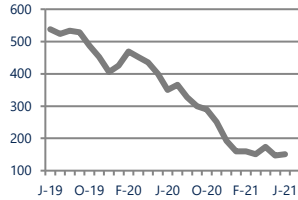
June 2021

Units Sold
202



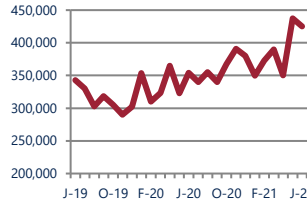
Up 16%
Vs. Year Ago

Active Inventory
151



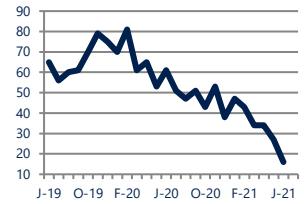
Down -57%
Vs. Year Ago

Median Sale Price
\$425,000



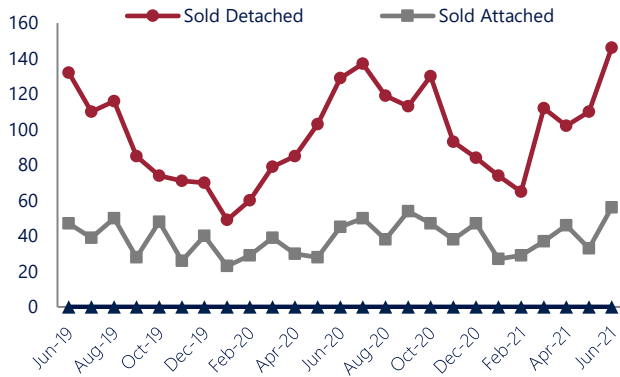
Up 20%
Vs. Year Ago

Days On Market
16



Down -74%
Vs. Year Ago

Units Sold*



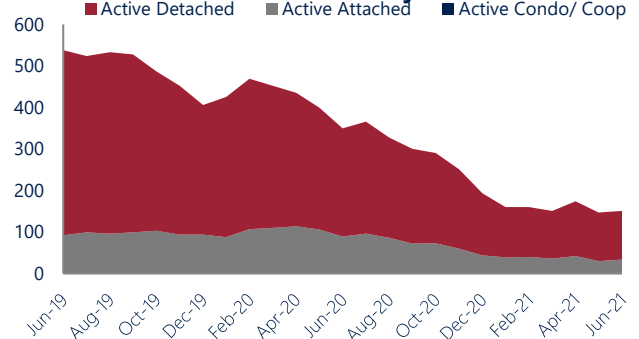
Units Sold

There was an increase in total units sold in June, with 202 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 199 units or 57%. The total number of active inventory this June was 151 compared to 350 in June 2020. This month's total of 151 is higher than the previous month's total supply of available inventory of 147, an increase of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for James City County Homes was \$354,000. This June, the median sale price was \$425,000, an increase of 20% or \$71,000 compared to last year. The current median sold price is 3% lower 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.



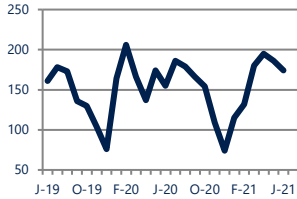
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by WAAR and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

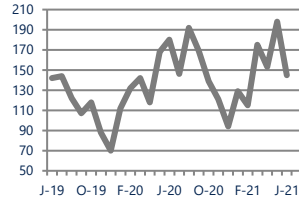
174



Up 12%
Vs. Year Ago

Current Contracts

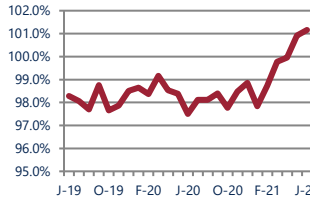
145



Down -19%
Vs. Year Ago

Sold Vs. List Price

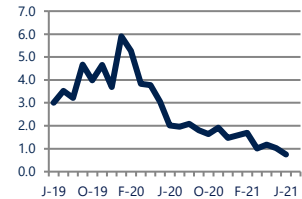
101.2%



Up 3.8%
Vs. Year Ago

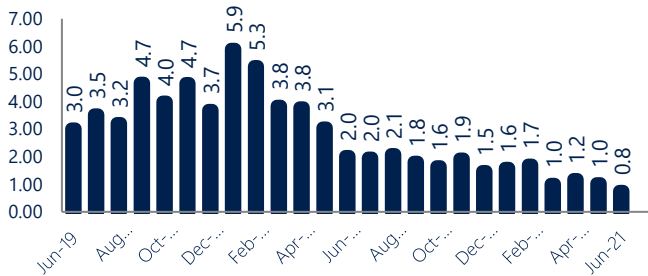
Months of Supply

0.8



Down -63%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

This month there were 174 homes newly listed for sale in James City County compared to 155 in June 2020, an increase of 12%.

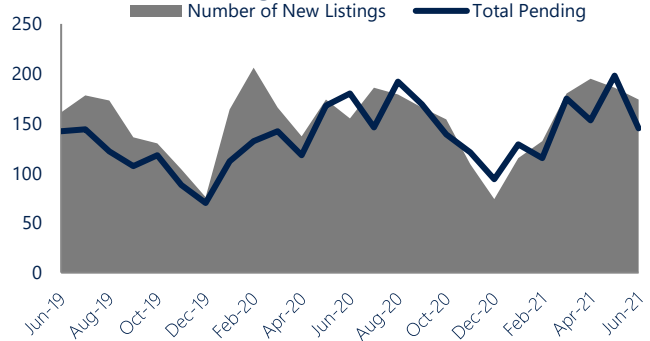
There were 145 current contracts pending sale this June compared to 180 a year ago. The number of current contracts is 19% lower than last June.

Months of Supply

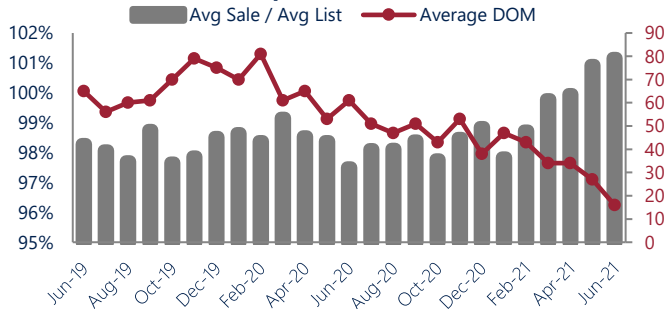
In June, there was 0.7 months of supply available in James City County, compared to 2.0 in June 2020. That is a decrease of 63% versus a year ago.

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



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in James City County was 101.2% of the average list price, which is 3.7% higher than at this time last year.

Days On Market

This month, the average number of days on market was 16, lower than the average last year, which was 61, a decrease of 74%.



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