

# Monthly Indicators



## June 2019

At this point in the year, we are getting a good sense for how the housing market is likely to perform for the foreseeable future. And although it is not a particularly exciting forecast, it is a desirable one. Markets across the country are regulating toward a middle ground between buyers and sellers. While it remains true that sales prices are running higher and that inventory options are relatively low, buyers are beginning to find wiggle room at some price points and geographies.

When comparing 2019 to 2018 statistics, New Listings increased 22.7 percent for single-family detached homes but decreased 10.5 percent for single-family attached homes. Pending Sales increased 12.1 percent for single-family detached homes and 5.2 percent for single-family attached properties.

Median List Price was down 0.6 percent for single-family detached homes but increased 3.8 percent for single-family attached properties. Months Supply of Inventory increased 31.7 percent for single-family detached homes but decreased 12.9 percent for single-family attached properties.

An extended trend of low unemployment, higher wages and favorable mortgage rates has been a terrific driver of housing stability in recent years. What is different about this year so far is that prices are not rising as quickly. Some of the hottest Western markets are even cooling slightly, while some Northeast markets are achieving a state of recovery after a decade of battling back from recession. As a whole, the selling season is looking fairly stable across the nation.

**Consumers Should Consult with a REALTOR®.** Buying or selling real estate, for a majority of consumers, is one of the most important decisions they will make. Choosing a real estate professional continues to be a vital part of this process.

**Identify a Professional to Manage the Procedure.** REALTORS® are well-informed about critical factors that affect your specific market area – such as changes in market conditions, consumer attitudes and interest rates.

**Are You Ready to Buy or Sell Real Estate?** Contact an experienced REALTOR®.

## Quick Facts

<b>+ 1.8%</b>	<b>- 0.5%</b>	<b>+ 2.8%</b>
One-Year Change in <b>Single Family Detached Median Sales Price</b>	One-Year Change in <b>Single Family Attached Median Sales Price</b>	One-Year Change in <b>All Properties Median Sales Price</b>

Residential real estate activity in the 23168, 23185 and 23188 ZIP codes composed of single family properties, townhomes, condominiums and mobile homes with land. Percent changes are calculated using rounded figures.

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# Single Family Detached Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars				6-2018	6-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
	6-2016	6-2017	6-2018	6-2019						
New Listings					132	<b>162</b>	+ 22.7%	912	<b>995</b>	+ 9.1%
Pending Sales					107	<b>120</b>	+ 12.1%	676	<b>684</b>	+ 1.2%
Closed Sales					157	<b>162</b>	+ 3.2%	625	<b>605</b>	- 3.2%
Median List Price					\$367,250	<b>\$364,990</b>	- 0.6%	\$385,000	<b>\$409,500</b>	+ 6.4%
Median Sales Price					\$365,565	<b>\$372,000</b>	+ 1.8%	\$355,320	<b>\$365,000</b>	+ 2.7%
Avg. Sales Price					\$413,500	<b>\$407,168</b>	- 1.5%	\$391,553	<b>\$390,797</b>	- 0.2%
Median Price Per Sq Ft					\$147	<b>\$146</b>	- 0.8%	\$145	<b>\$144</b>	- 0.4%
Average Price Per Sq Ft					\$149	<b>\$151</b>	+ 1.3%	\$148	<b>\$149</b>	+ 0.7%
\$ Volume of Closed Sales (in millions)					\$64.9	<b>\$66.0</b>	+ 1.6%	\$244.7	<b>\$236.4</b>	- 3.4%
Median Pct of List Price to Sale Price					98.6%	<b>99.3%</b>	+ 0.7%	98.4%	<b>98.6%</b>	+ 0.2%
Avg Pct of List Price to Sale Price					98.5%	<b>98.6%</b>	+ 0.1%	98.1%	<b>98.0%</b>	- 0.1%
Median Days on Market					28	<b>28</b>	0.0%	31	<b>42</b>	+ 35.5%
Affordability Index					87	<b>89</b>	+ 2.3%	90	<b>91</b>	+ 1.1%
End of Month Inventory					419	<b>540</b>	+ 28.9%	--	--	--
Months Supply					4.1	<b>5.4</b>	+ 31.7%	--	--	--

# Single Family Attached Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



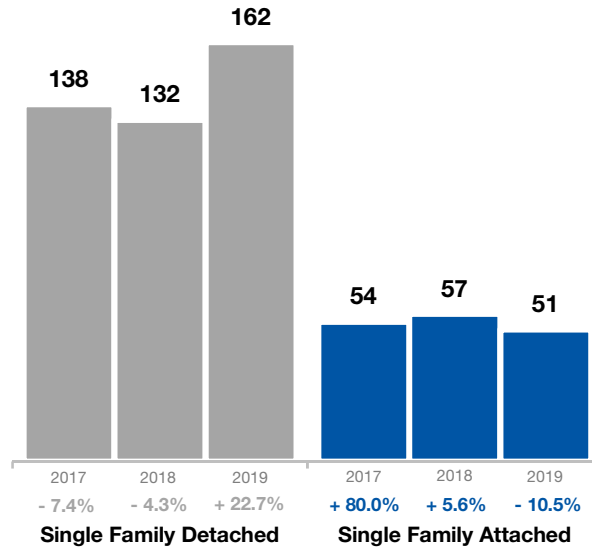
Key Metrics	Historical Sparkbars				6-2018	6-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
	6-2016	6-2017	6-2018	6-2019						
New Listings					57	51	- 10.5%	371	351	- 5.4%
Pending Sales					58	61	+ 5.2%	312	311	- 0.3%
Closed Sales					59	56	- 5.1%	280	251	- 10.4%
Median List Price					\$215,900	\$224,000	+ 3.8%	\$239,990	\$235,900	- 1.7%
Median Sales Price					\$233,000	\$231,938	- 0.5%	\$235,248	\$220,000	- 6.5%
Avg. Sales Price					\$228,873	\$252,254	+ 10.2%	\$238,660	\$237,444	- 0.5%
Median Price Per Sq Ft					\$134	\$133	- 1.1%	\$135	\$133	- 1.9%
Average Price Per Sq Ft					\$138	\$142	+ 2.9%	\$139	\$138	- 0.7%
\$ Volume of Closed Sales (in millions)					\$13.5	\$14.1	+ 4.6%	\$66.8	\$59.6	- 10.8%
Median Pct of List Price to Sale Price					98.9%	100.0%	+ 1.1%	99.1%	99.1%	0.0%
Avg Pct of List Price to Sale Price					98.6%	99.2%	+ 0.6%	98.8%	98.5%	- 0.3%
Median Days on Market					15	34	+ 126.7%	25	44	+ 76.0%
Affordability Index					137	142	+ 3.6%	136	150	+ 10.3%
End of Month Inventory					146	125	- 14.4%	--	--	--
Months Supply					3.1	2.7	- 12.9%	--	--	--

# New Listings

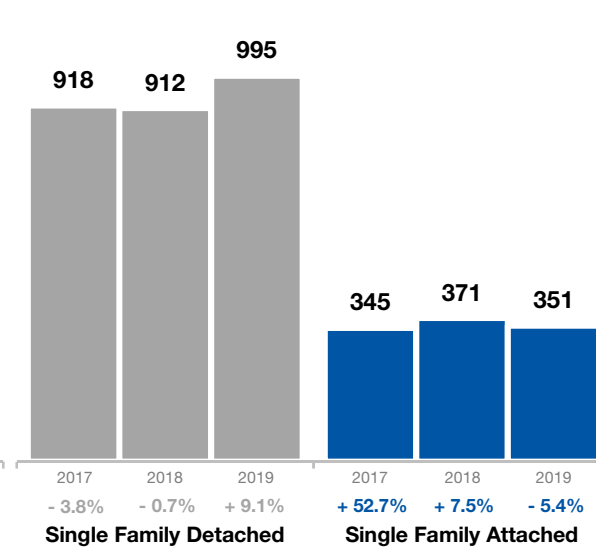
A count of the properties that have been newly listed on the market in a given month.



## June

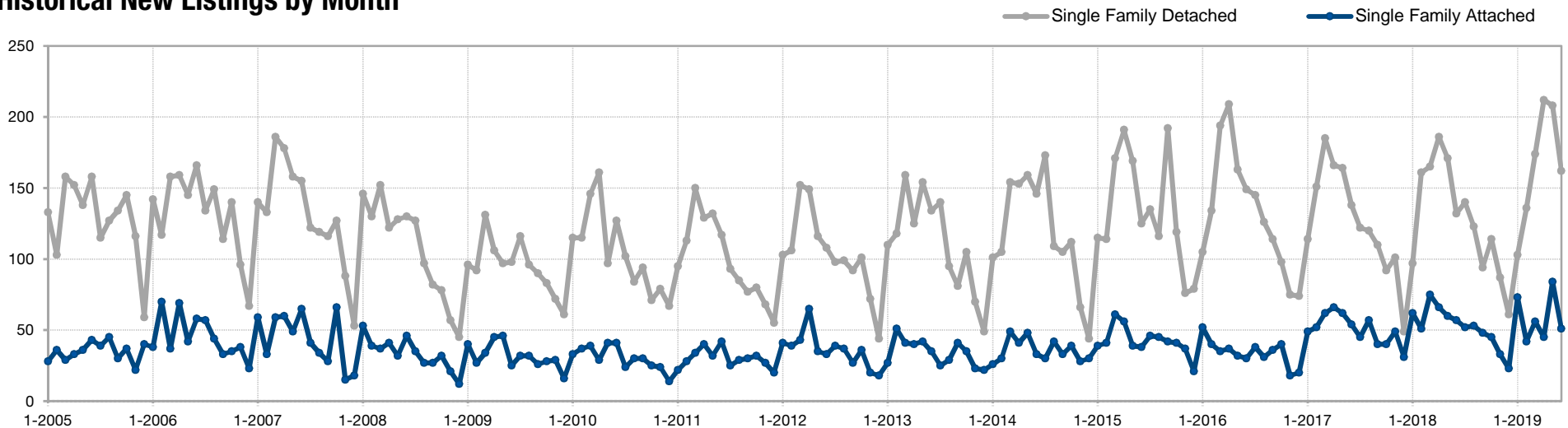


## Year to Date



New Listings	Single Family Detached	Year-Over-Year Change	Single Family Attached	Year-Over-Year Change
Jul-2018	140	+14.8%	52	+15.6%
Aug-2018	123	+2.5%	53	-7.0%
Sep-2018	94	-14.5%	48	+20.0%
Oct-2018	114	+23.9%	45	+12.5%
Nov-2018	87	-13.9%	33	-32.7%
Dec-2018	61	+24.5%	23	-25.8%
Jan-2019	103	+6.2%	73	+17.7%
Feb-2019	136	-15.5%	42	-17.6%
Mar-2019	174	+5.5%	56	-25.3%
Apr-2019	212	+14.0%	45	-31.8%
May-2019	208	+21.6%	84	+40.0%
<b>Jun-2019</b>	<b>162</b>	<b>+22.7%</b>	<b>51</b>	<b>-10.5%</b>
12-Month Avg	135	+7.2%	50	-4.4%

## Historical New Listings by Month

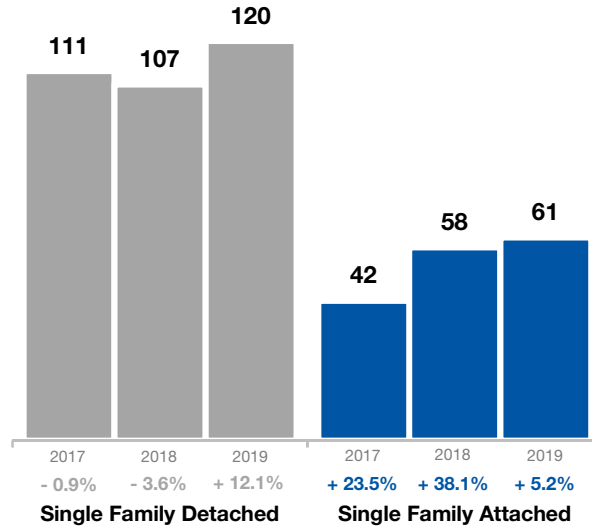


# Pending Sales

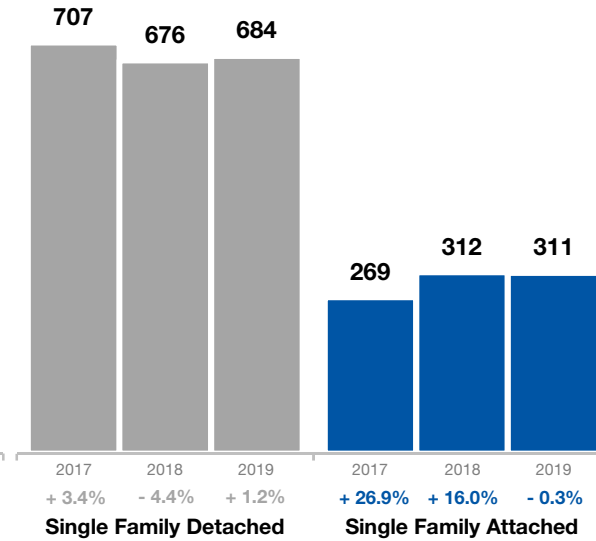
A count of the properties on which offers have been accepted in a given month.



## June

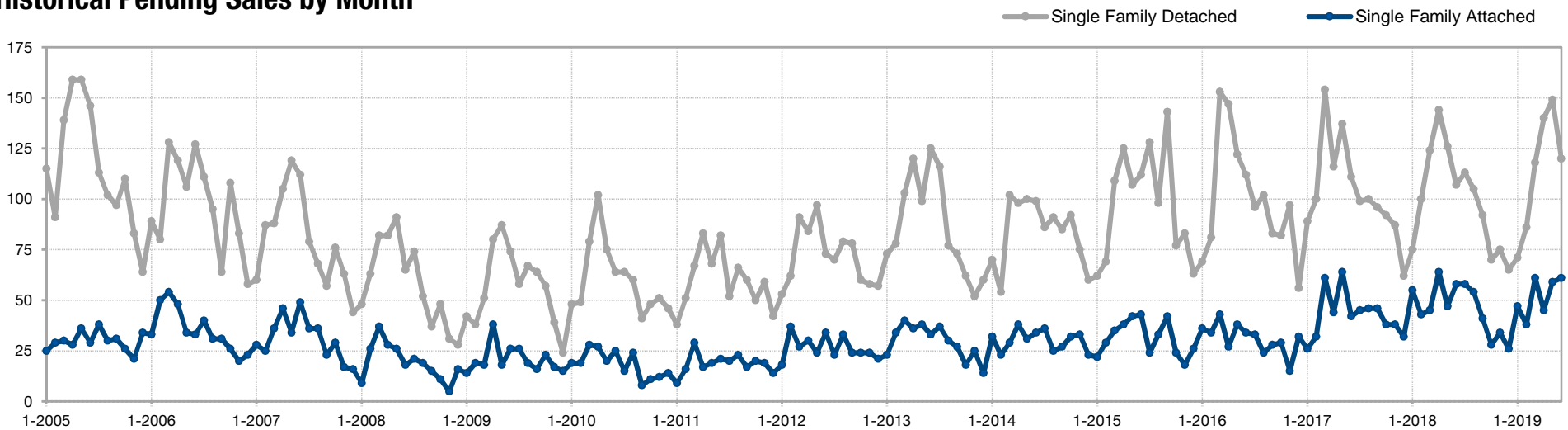


## Year to Date



Pending Sales	Single Family Detached	Year-Over-Year Change	Single Family Attached	Year-Over-Year Change
Jul-2018	113	+14.1%	58	+28.9%
Aug-2018	105	+5.0%	54	+17.4%
Sep-2018	92	-4.2%	41	-10.9%
Oct-2018	70	-23.9%	28	-26.3%
Nov-2018	75	-13.8%	34	-10.5%
Dec-2018	65	+4.8%	26	-18.8%
Jan-2019	71	-5.3%	47	-14.5%
Feb-2019	86	-14.0%	38	-11.6%
Mar-2019	118	-4.8%	61	+35.6%
Apr-2019	140	-2.8%	45	-29.7%
May-2019	149	+18.3%	59	+25.5%
<b>Jun-2019</b>	<b>120</b>	<b>+12.1%</b>	<b>61</b>	<b>+5.2%</b>
12-Month Avg	100	-0.7%	46	-0.9%

## Historical Pending Sales by Month

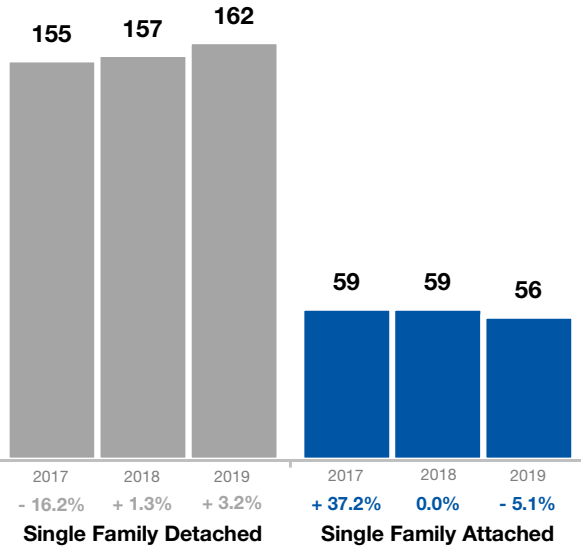


# Closed Sales

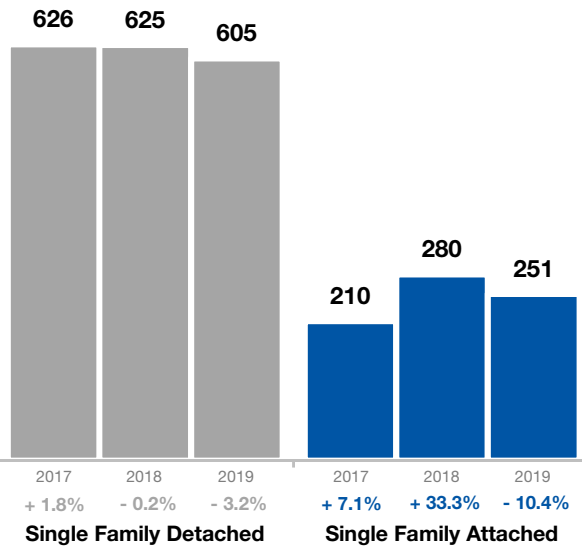
A count of the actual sales that closed in a given month.



## June

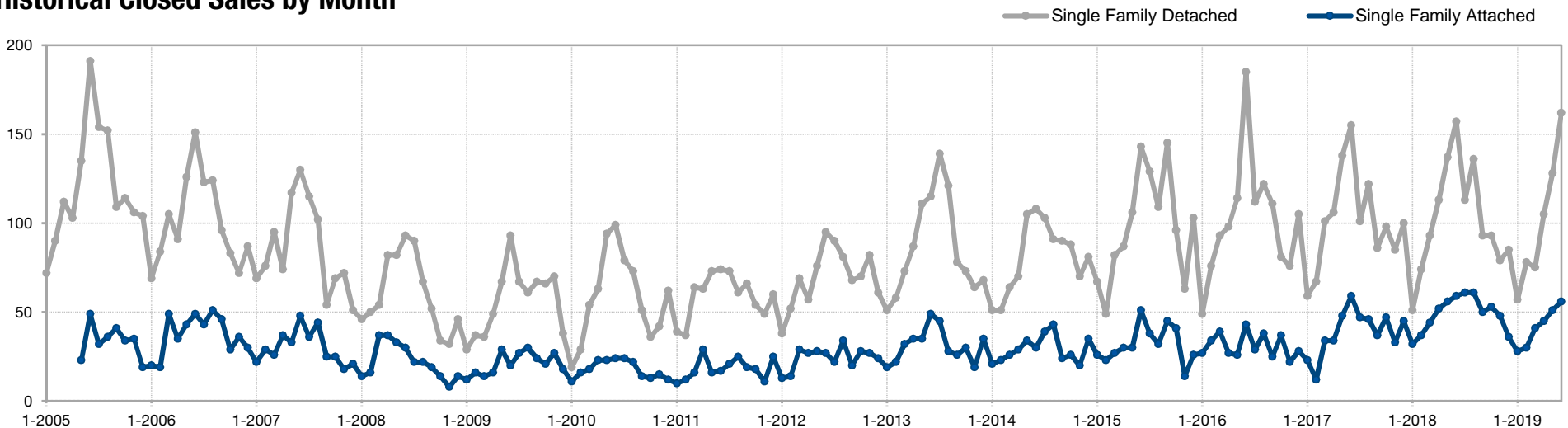


## Year to Date



Closed Sales	Single Family Detached	Year-Over-Year Change	Single Family Attached	Year-Over-Year Change
Jul-2018	113	+11.9%	61	+29.8%
Aug-2018	136	+11.5%	61	+32.6%
Sep-2018	93	+8.1%	50	+35.1%
Oct-2018	93	-5.1%	53	+12.8%
Nov-2018	79	-7.1%	48	+45.5%
Dec-2018	85	-15.0%	36	-20.0%
Jan-2019	57	+11.8%	28	-12.5%
Feb-2019	78	+5.4%	30	-18.9%
Mar-2019	75	-19.4%	41	-6.8%
Apr-2019	105	-7.1%	45	-13.5%
May-2019	128	-6.6%	51	-8.9%
<b>Jun-2019</b>	<b>162</b>	<b>+3.2%</b>	<b>56</b>	<b>-5.1%</b>
12-Month Avg	100	-1.1%	47	+4.7%

## Historical Closed Sales by Month

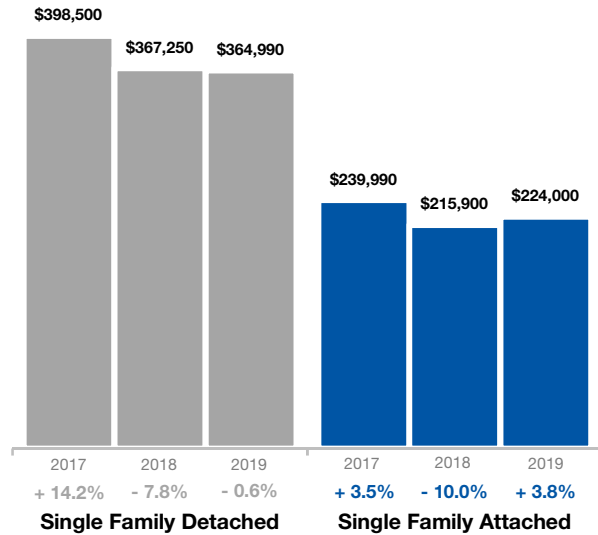


# Median List Price

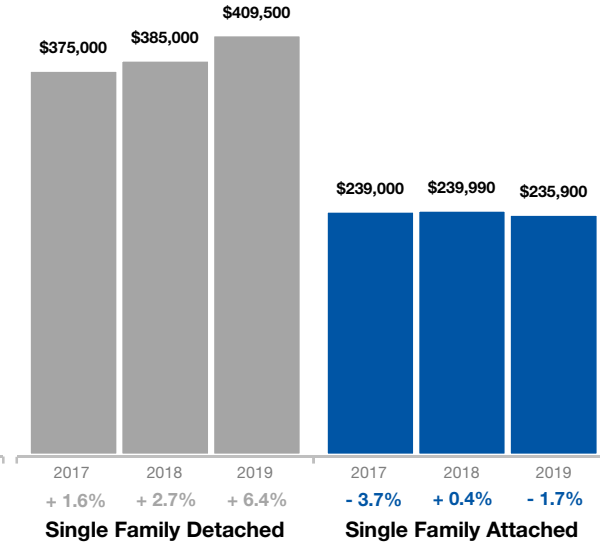
Median list price for all new listings in a given month. List prices can serve as a leading indicator of future price movement.



## June



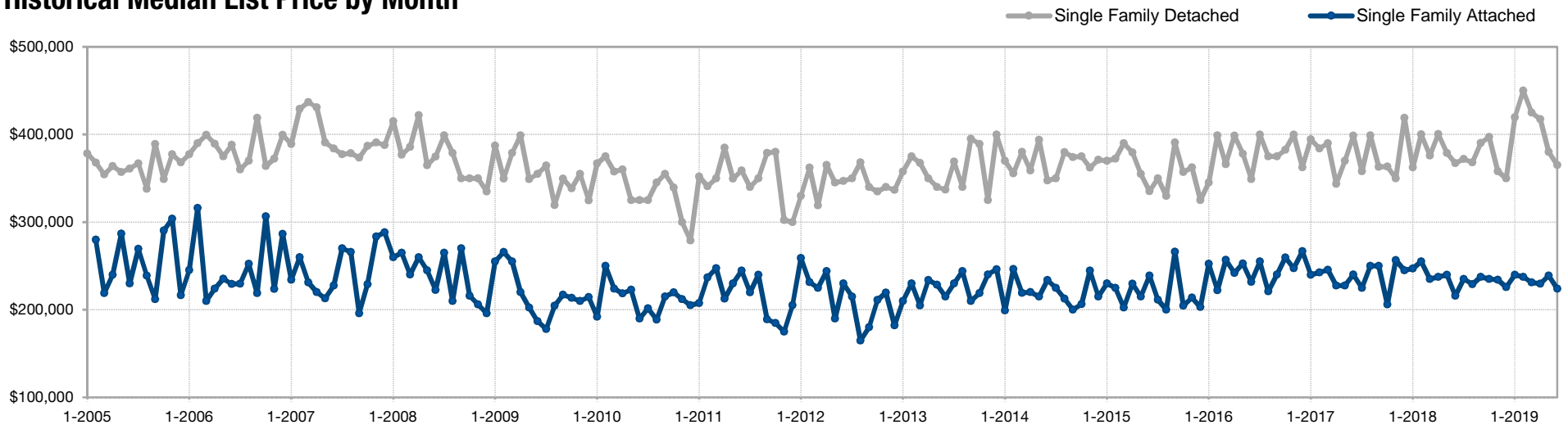
## Year to Date



Median List Price	Single Family Detached	Year-Over-Year Change	Single Family Attached	Year-Over-Year Change
Jul-2018	\$372,045	+3.9%	\$234,995	+4.5%
Aug-2018	\$368,000	-7.8%	\$228,990	-8.4%
Sep-2018	\$390,400	+7.5%	\$237,445	-5.0%
Oct-2018	\$397,000	+9.3%	\$235,000	+14.1%
Nov-2018	\$358,000	+2.3%	\$234,000	-8.8%
Dec-2018	\$350,000	-16.5%	\$225,900	-7.8%
Jan-2019	\$419,500	+15.7%	\$239,900	-2.8%
Feb-2019	\$449,950	+12.5%	\$237,450	-6.9%
Mar-2019	\$425,000	+13.1%	\$231,245	-1.6%
Apr-2019	\$417,500	+4.2%	\$229,500	-3.4%
May-2019	\$380,000	+0.3%	\$238,815	-0.5%
<b>Jun-2019</b>	<b>\$364,990</b>	<b>-0.6%</b>	<b>\$224,000</b>	<b>+3.8%</b>
12-Month Avg*	\$394,075	+4.0%	\$235,000	-2.1%

\* Median List Price for all properties from July 2018 through June 2019. This is not the average of the individual figures above.

## Historical Median List Price by Month



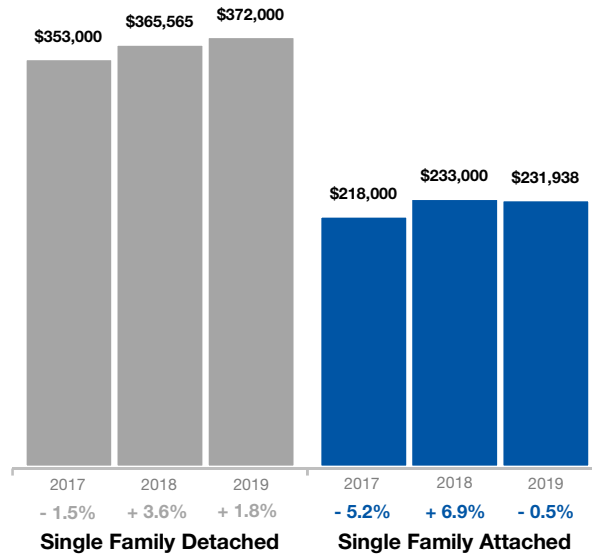


# Median Sales Price

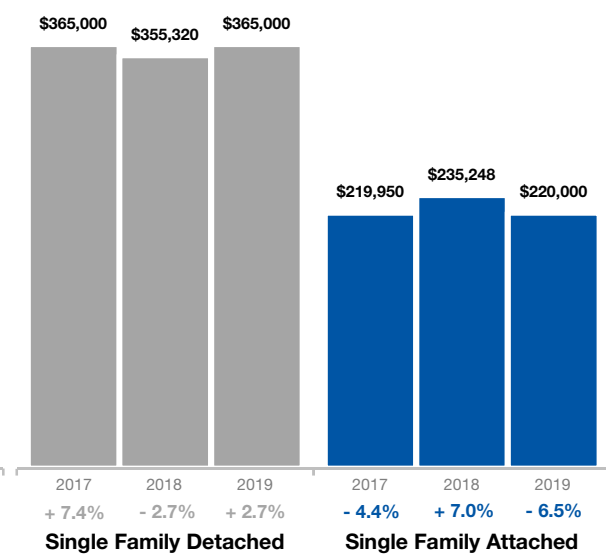
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## June



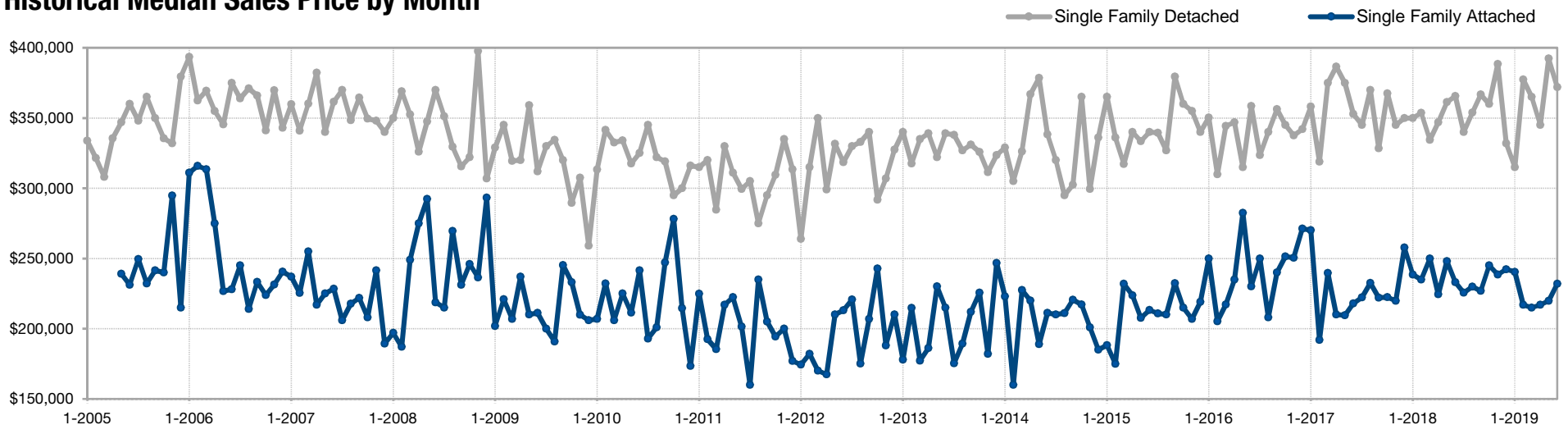
## Year to Date



Median Sales Price	Single Family Detached	Year-Over-Year Change	Single Family Attached	Year-Over-Year Change
Jul-2018	\$340,000	-1.4%	\$225,560	+1.5%
Aug-2018	\$353,762	-4.4%	\$229,900	-1.1%
Sep-2018	\$366,720	+11.6%	\$226,943	+2.2%
Oct-2018	\$360,000	-2.0%	\$245,000	+10.1%
Nov-2018	\$388,450	+12.6%	\$238,578	+8.5%
Dec-2018	\$332,000	-5.1%	\$242,219	-6.0%
Jan-2019	\$315,000	-10.0%	\$240,358	+0.8%
Feb-2019	\$377,450	+6.7%	\$217,000	-7.7%
Mar-2019	\$365,000	+9.2%	\$215,000	-14.0%
Apr-2019	\$345,000	-0.6%	\$217,000	-3.3%
May-2019	\$392,450	+8.6%	\$219,900	-11.3%
<b>Jun-2019</b>	<b>\$372,000</b>	<b>+1.8%</b>	<b>\$231,938</b>	<b>-0.5%</b>
12-Month Avg*	\$360,000	+2.7%	\$228,788	-2.6%

\* Median Sales Price for all properties from July 2018 through June 2019. This is not the average of the individual figures above.

## Historical Median Sales Price by Month



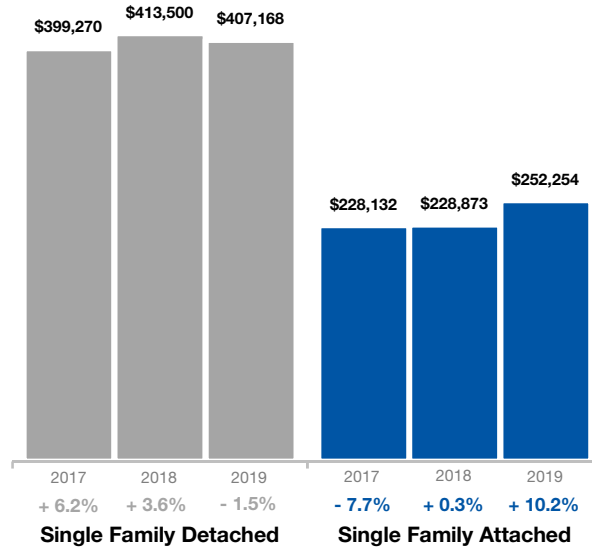


# Average Sales Price

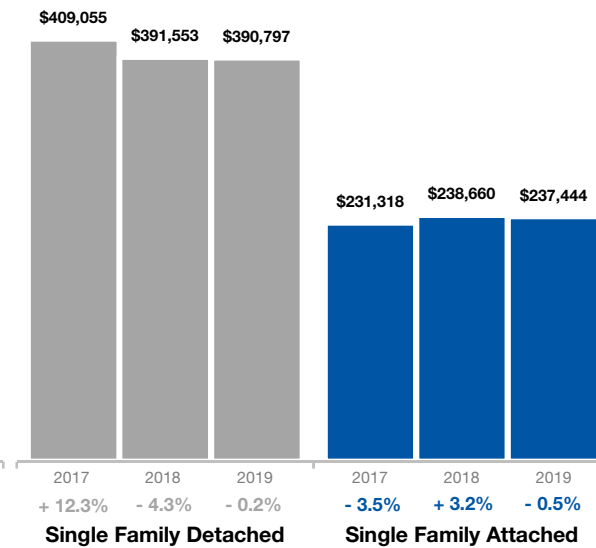
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## June



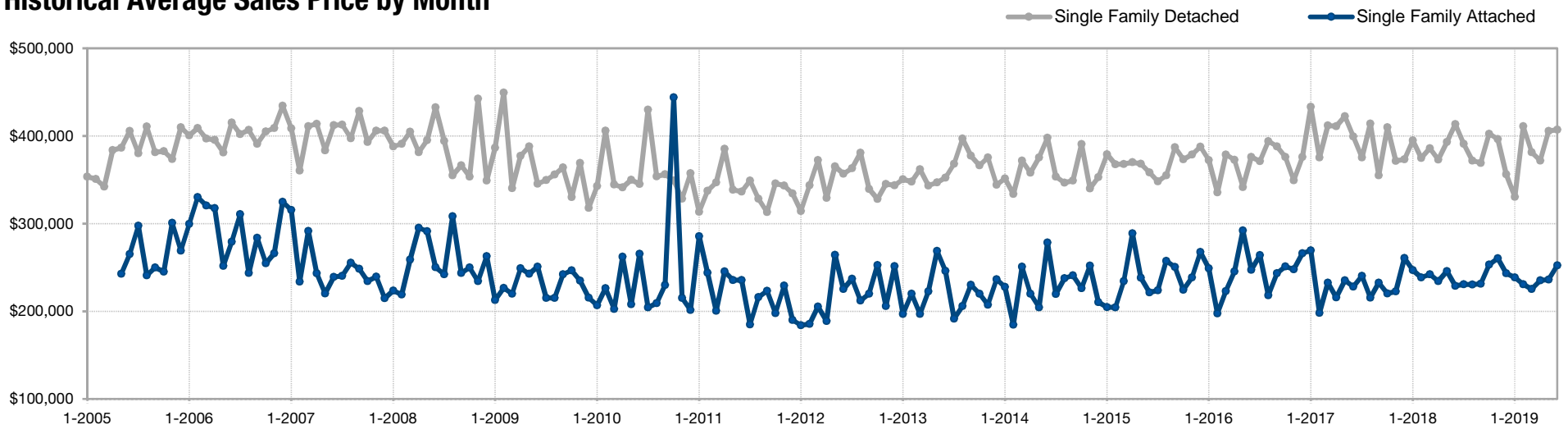
## Year to Date



Avg. Sales Price	Single Family Detached	Year-Over-Year Change	Single Family Attached	Year-Over-Year Change
Jul-2018	\$391,085	+4.2%	\$230,643	-4.0%
Aug-2018	\$371,949	-10.1%	\$230,325	+6.8%
Sep-2018	\$369,008	+4.0%	\$231,224	-0.5%
Oct-2018	\$402,505	-1.8%	\$253,058	+14.8%
Nov-2018	\$396,392	+6.7%	\$260,531	+17.1%
Dec-2018	\$356,395	-4.6%	\$243,250	-6.7%
Jan-2019	\$330,620	-16.2%	\$238,612	-3.4%
Feb-2019	\$410,921	+9.6%	\$230,774	-3.2%
Mar-2019	\$381,447	-1.2%	\$225,301	-6.9%
Apr-2019	\$371,924	-0.3%	\$235,213	+0.3%
May-2019	\$405,573	+3.1%	\$236,197	-3.9%
<b>Jun-2019</b>	<b>\$407,168</b>	<b>-1.5%</b>	<b>\$252,254</b>	<b>+10.2%</b>
12-Month Avg*	\$385,855	-0.7%	\$239,202	+1.5%

\* Avg. Sales Price for all properties from July 2018 through June 2019. This is not the average of the individual figures above.

## Historical Average Sales Price by Month

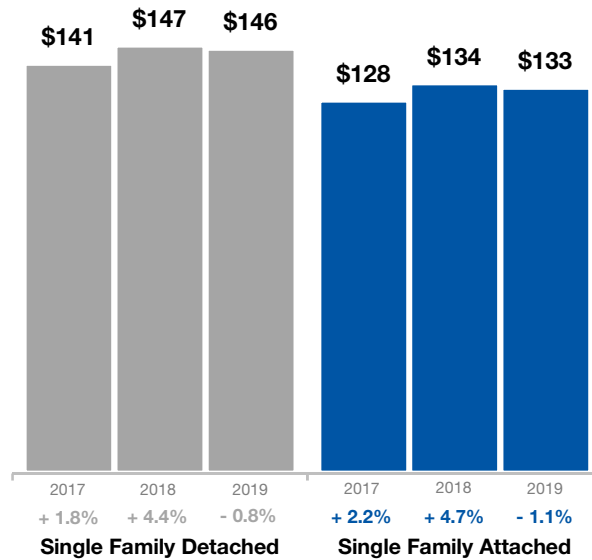


# Median Price Per Square Foot

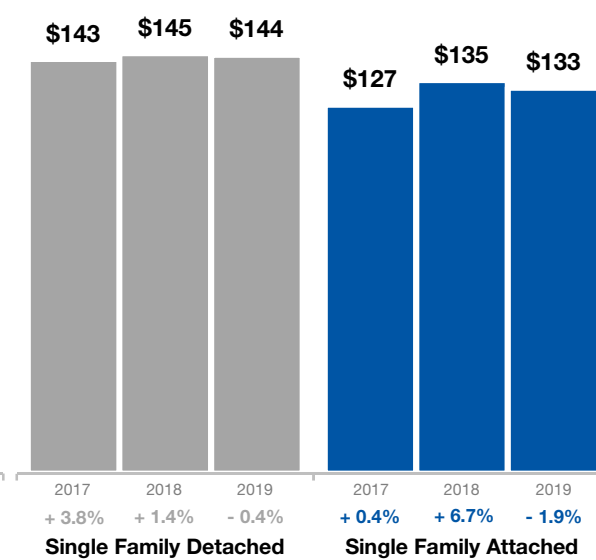
The median price per square foot of homes sold in a given month. Does not account for seller concessions.



## June



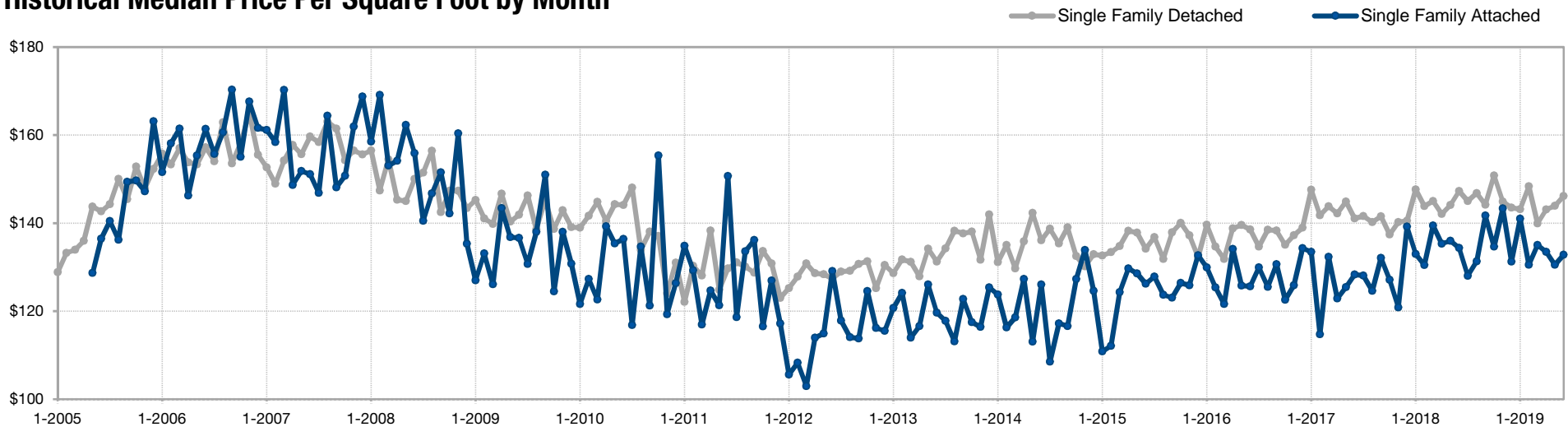
## Year to Date



Median Price Per Sq Ft	Single Family Detached	Year-Over-Year Change	Single Family Attached	Year-Over-Year Change
Jul-2018	\$145	+2.4%	\$128	-0.0%
Aug-2018	\$147	+4.7%	\$131	+5.4%
Sep-2018	\$144	+1.8%	\$142	+7.3%
Oct-2018	\$151	+9.7%	\$135	+6.0%
Nov-2018	\$145	+3.3%	\$143	+18.6%
Dec-2018	\$144	+2.1%	\$131	-5.7%
Jan-2019	\$143	-3.0%	\$141	+6.1%
Feb-2019	\$148	+3.1%	\$131	+0.0%
Mar-2019	\$140	-3.5%	\$135	-3.2%
Apr-2019	\$143	+0.7%	\$133	-1.4%
May-2019	\$144	-0.1%	\$131	-4.0%
<b>Jun-2019</b>	<b>\$146</b>	<b>-0.8%</b>	<b>\$133</b>	<b>-1.1%</b>
12-Month Avg*	\$145	+1.2%	\$133	+1.3%

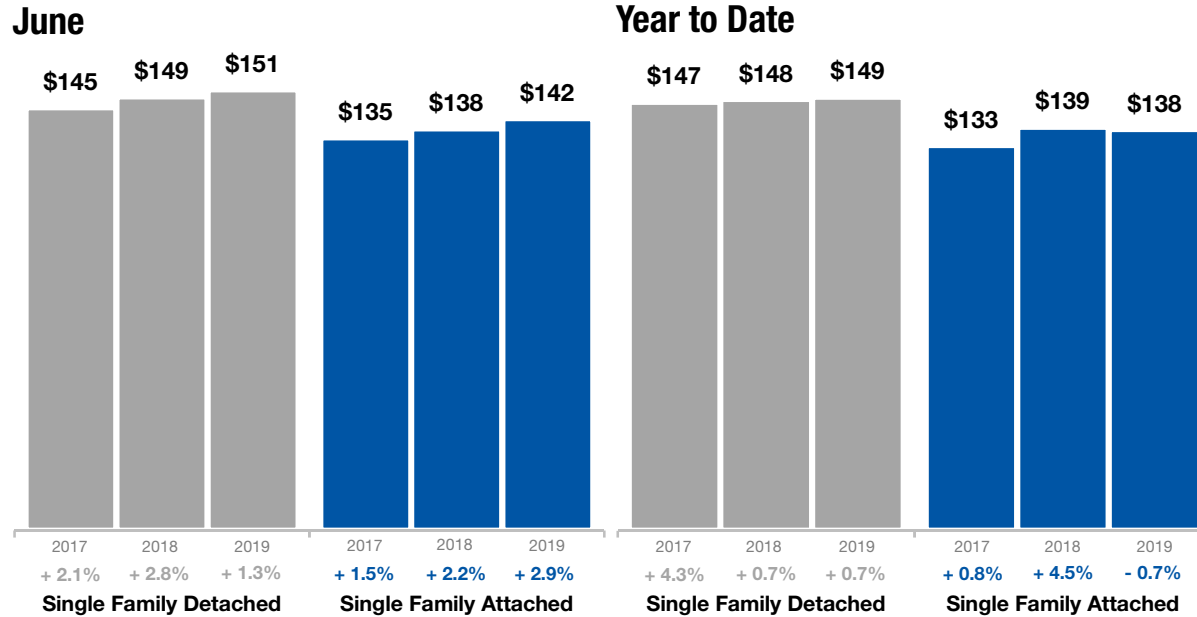
\* Median Price Per Sq Ft for all properties from July 2018 through June 2019. This is not the average of the individual figures above.

## Historical Median Price Per Square Foot by Month



# Average Price Per Square Foot

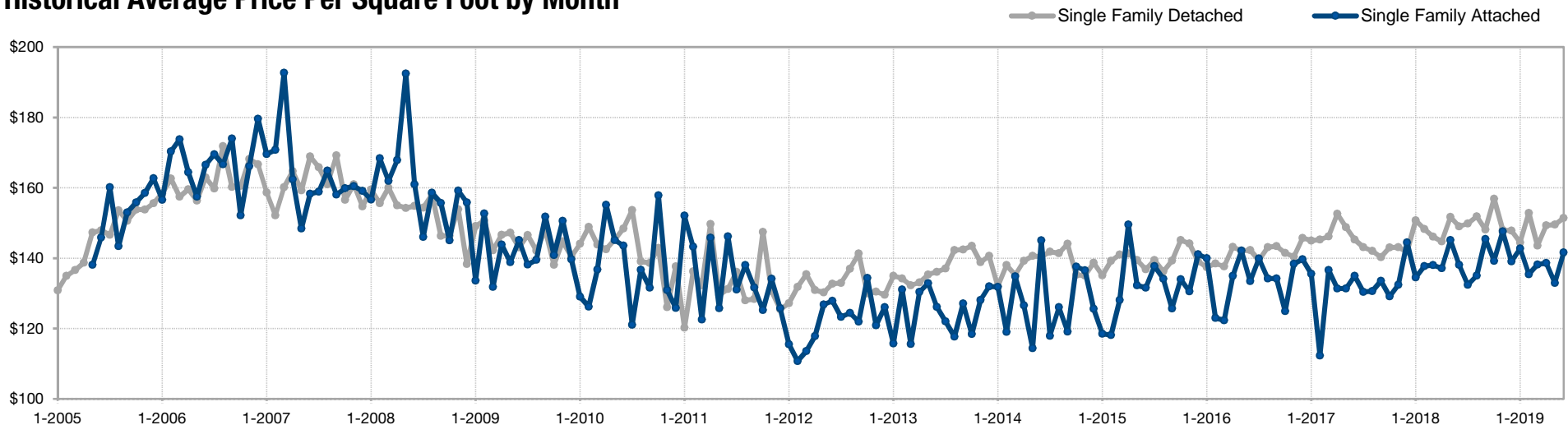
The average price per square foot of homes sold in a given month. Does not account for seller concessions.



Average Price Per Sq Ft	Single Family Detached	Year-Over-Year Change	Single Family Attached	Year-Over-Year Change
Jul-2018	\$150	+4.9%	\$132	+1.5%
Aug-2018	\$152	+7.0%	\$135	+3.1%
Sep-2018	\$148	+5.7%	\$145	+8.2%
Oct-2018	\$157	+9.8%	\$139	+7.8%
Nov-2018	\$148	+3.5%	\$148	+12.1%
Dec-2018	\$148	+4.2%	\$139	-3.5%
Jan-2019	\$144	-4.6%	\$143	+5.9%
Feb-2019	\$153	+3.4%	\$135	-2.2%
Mar-2019	\$144	-1.4%	\$138	0.0%
Apr-2019	\$149	+2.8%	\$139	+1.5%
May-2019	\$150	-1.3%	\$133	-8.3%
<b>Jun-2019</b>	<b>\$151</b>	<b>+1.3%</b>	<b>\$142</b>	<b>+2.9%</b>
12-Month Avg*	\$150	+3.1%	\$139	+1.9%

\* Average Price Per Sq Ft for all properties from July 2018 through June 2019. This is not the average of the individual figures above.

## Historical Average Price Per Square Foot by Month

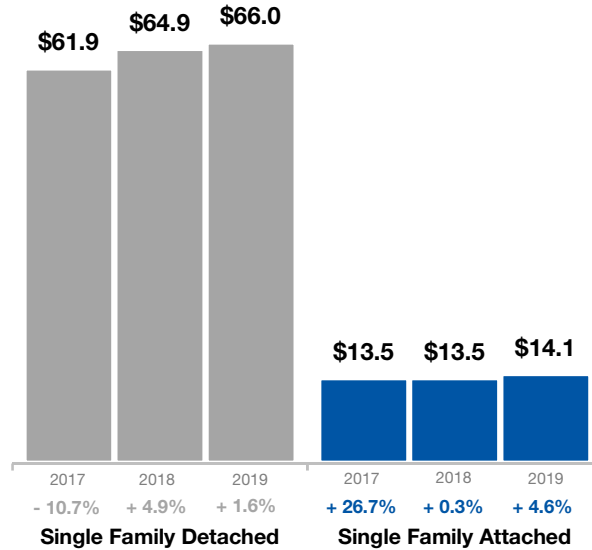


# Dollar Volume of Closed Sales (in millions)

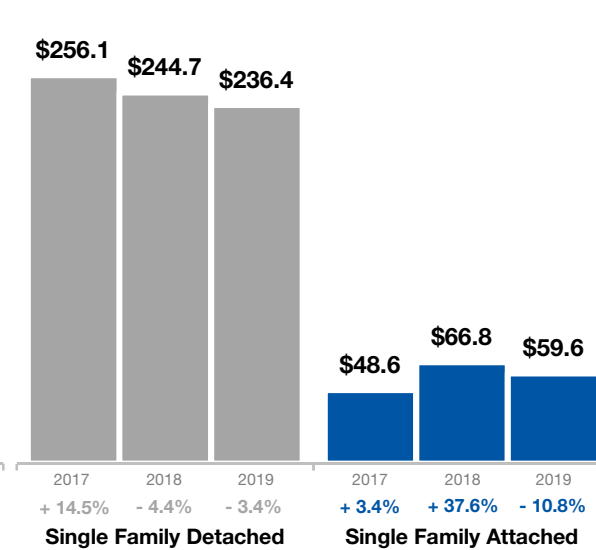


The total dollar volume for all closed sales in a given month (in millions). Does not account for seller concessions.

## June



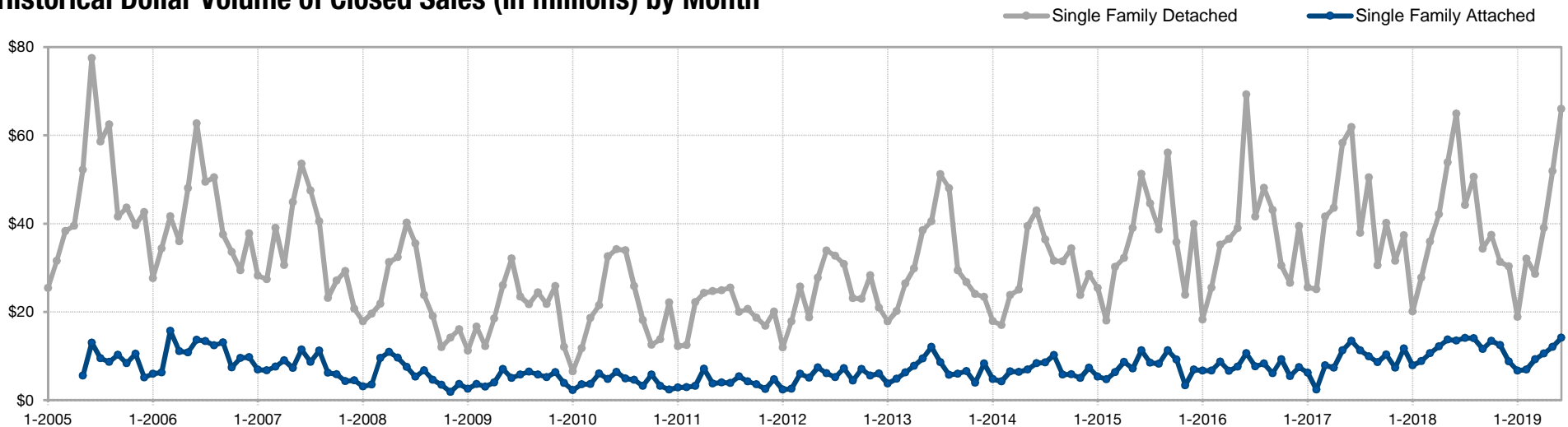
## Year to Date



\$ Volume of Closed Sales (in millions)	Single Family Detached	Year-Over-Year Change	Single Family Attached	Year-Over-Year Change
Jul-2018	\$44.2	+16.6%	\$14.1	+24.5%
Aug-2018	\$50.6	+0.2%	\$14.0	+41.7%
Sep-2018	\$34.3	+12.4%	\$11.6	+34.4%
Oct-2018	\$37.4	-6.8%	\$13.4	+29.5%
Nov-2018	\$31.3	-0.8%	\$12.5	+70.3%
Dec-2018	\$30.3	-18.9%	\$8.8	-25.3%
Jan-2019	\$18.8	-6.4%	\$6.7	-15.5%
Feb-2019	\$32.1	+15.5%	\$6.9	-21.6%
Mar-2019	\$28.6	-20.3%	\$9.2	-13.3%
Apr-2019	\$39.1	-7.4%	\$10.6	-13.2%
May-2019	\$51.9	-3.6%	\$12.0	-12.4%
<b>Jun-2019</b>	<b>\$66.0</b>	<b>+1.6%</b>	<b>\$14.1</b>	<b>+4.6%</b>
12-Month Avg*	\$38.7	-1.7%	\$11.2	+6.3%

\* \$ Volume of Closed Sales (in millions) for all properties from July 2018 through June 2019. This is not the average of the individual figures above.

## Historical Dollar Volume of Closed Sales (in millions) by Month



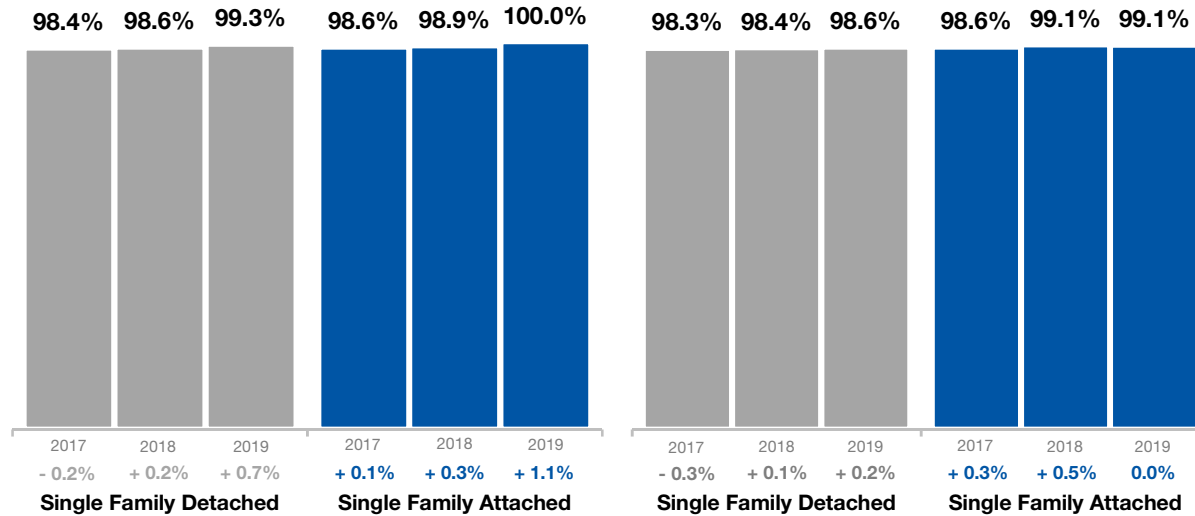
# Median Percent of List Price to Sale Price



Percentage found when dividing a property's sales price by its most recent list price, then taking the median for all properties sold in a given month, not accounting for seller concessions.

## June

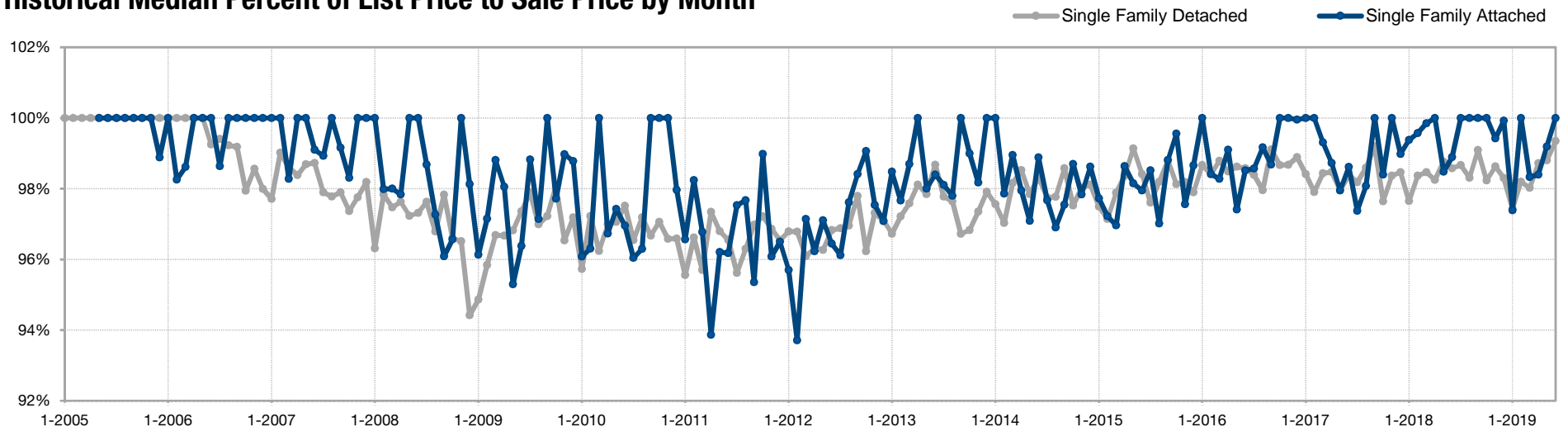
## Year to Date



Median Pct of List Price to Sale Price	Single Family Detached	Year-Over-Year Change	Single Family Attached	Year-Over-Year Change
Jul-2018	98.7%	+0.5%	100.0%	+2.7%
Aug-2018	98.3%	-0.3%	100.0%	+1.9%
Sep-2018	99.1%	-0.1%	100.0%	0.0%
Oct-2018	98.2%	+0.6%	100.0%	+1.6%
Nov-2018	98.6%	+0.2%	99.4%	-0.6%
Dec-2018	98.3%	-0.2%	99.9%	+0.9%
Jan-2019	97.4%	-0.2%	97.4%	-2.0%
Feb-2019	98.2%	-0.2%	100.0%	+0.4%
Mar-2019	98.0%	-0.5%	98.3%	-1.5%
Apr-2019	98.7%	+0.5%	98.4%	-1.6%
May-2019	98.8%	0.0%	99.2%	+0.7%
<b>Jun-2019</b>	<b>99.3%</b>	<b>+0.7%</b>	<b>100.0%</b>	<b>+1.1%</b>
12-Month Avg*	98.6%	+0.1%	99.7%	+0.9%

\* Median Pct of List Price to Sale Price for all properties from July 2018 through June 2019. This is not the average of the individual figures above.

## Historical Median Percent of List Price to Sale Price by Month

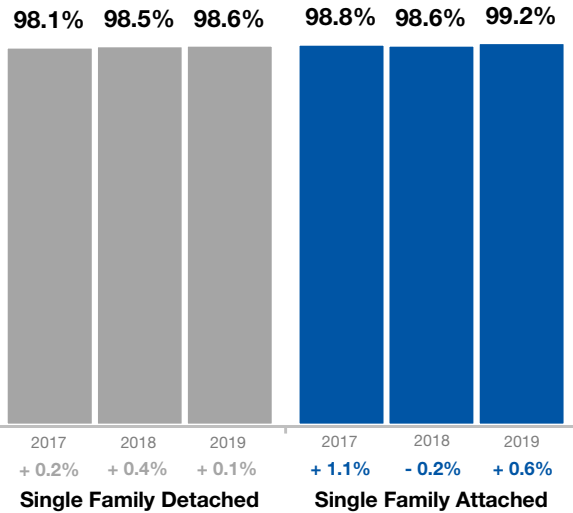


# Average Percent of List Price to Sale Price

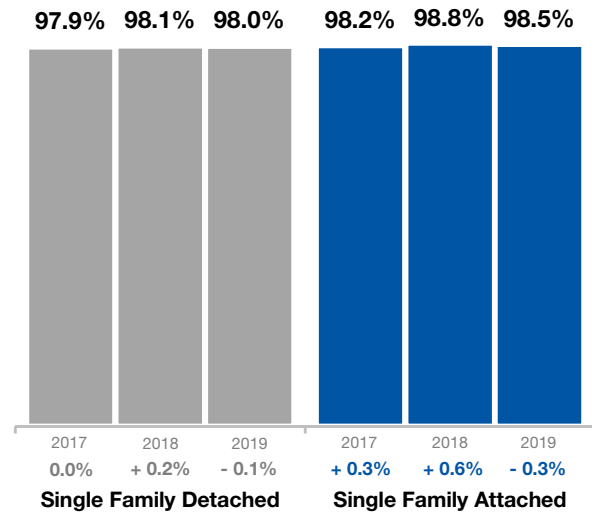


Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

## June



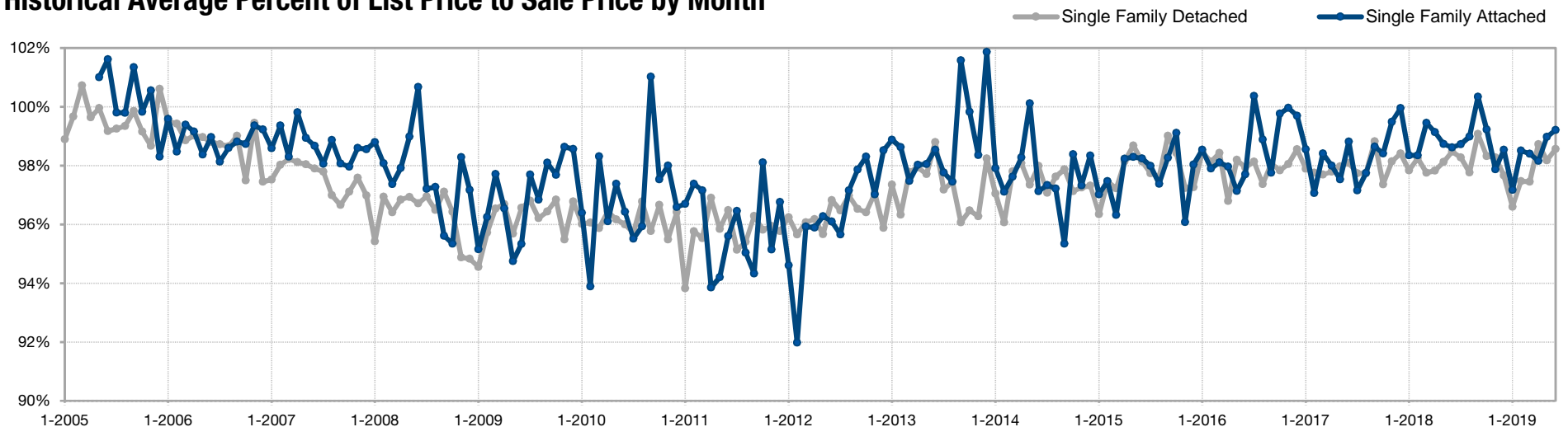
## Year to Date



Avg Pct of List Price to Sale Price	Single Family Detached	Year-Over-Year Change	Single Family Attached	Year-Over-Year Change
Jul-2018	98.3%	+0.6%	98.7%	+1.5%
Aug-2018	97.8%	+0.1%	99.0%	+1.3%
Sep-2018	99.1%	+0.3%	100.3%	+1.7%
Oct-2018	98.3%	+0.9%	99.2%	+0.8%
Nov-2018	98.3%	+0.2%	97.9%	-1.6%
Dec-2018	97.7%	-0.7%	98.5%	-1.5%
Jan-2019	96.6%	-1.2%	97.2%	-1.2%
Feb-2019	97.5%	-0.8%	98.5%	+0.1%
Mar-2019	97.5%	-0.3%	98.4%	-1.1%
Apr-2019	98.7%	+0.9%	98.2%	-0.9%
May-2019	98.2%	+0.1%	99.0%	+0.3%
<b>Jun-2019</b>	<b>98.6%</b>	<b>+0.1%</b>	<b>99.2%</b>	<b>+0.6%</b>
12-Month Avg*	98.1%	+0.1%	98.8%	+0.1%

\* Avg Pct of List Price to Sale Price for all properties from July 2018 through June 2019. This is not the average of the individual figures above.

## Historical Average Percent of List Price to Sale Price by Month



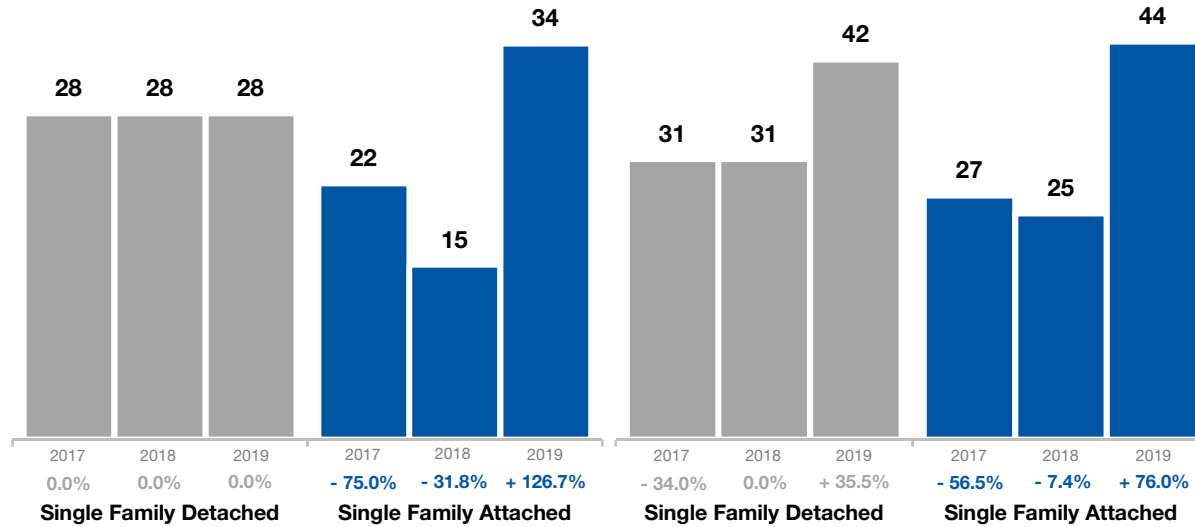
# Median Days on Market Until Sale

Median number of days between when a property is listed and when an offer is accepted in a given month.



## June

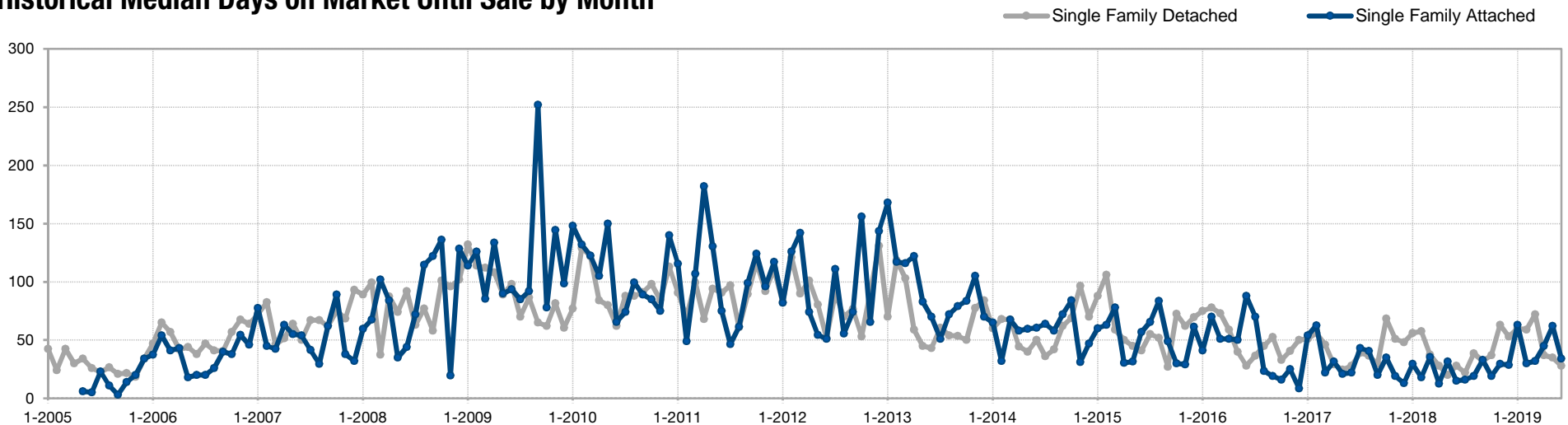
## Year to Date



Median Days on Market	Single Family Detached	Year-Over-Year Change	Single Family Attached	Year-Over-Year Change
Jul-2018	22	-43.6%	16	-62.8%
Aug-2018	39	+5.4%	19	-53.7%
Sep-2018	32	+6.7%	33	+65.0%
Oct-2018	37	-46.4%	19	-45.7%
Nov-2018	63	+23.5%	30	+57.9%
Dec-2018	53	+10.4%	29	+123.1%
Jan-2019	60	+7.1%	63	+110.0%
Feb-2019	59	+1.7%	30	+66.7%
Mar-2019	72	+89.5%	32	-11.1%
Apr-2019	37	+32.1%	45	+246.2%
May-2019	35	+75.0%	62	+93.8%
<b>Jun-2019</b>	<b>28</b>	<b>0.0%</b>	<b>34</b>	<b>+126.7%</b>
12-Month Avg*	38	0.0%	31	+10.7%

\* Median Days on Market for all properties from July 2018 through June 2019. This is not the average of the individual figures above.

## Historical Median Days on Market Until Sale by Month





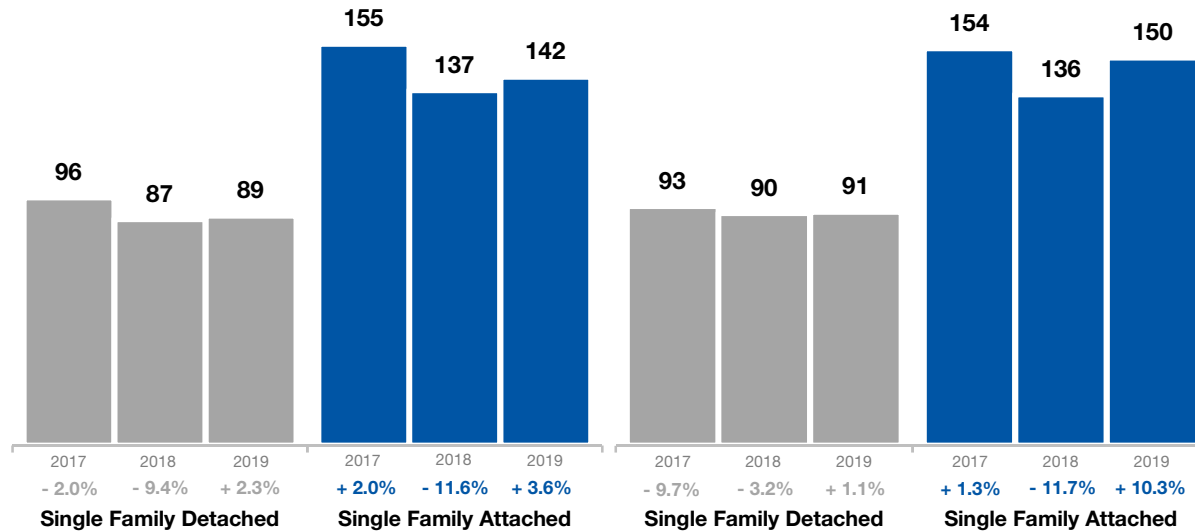
# Housing Affordability Index



Measures housing affordability for James City, New Kent and York Counties. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for a median-priced home under prevailing interest rates. A higher number means greater affordability.

## June

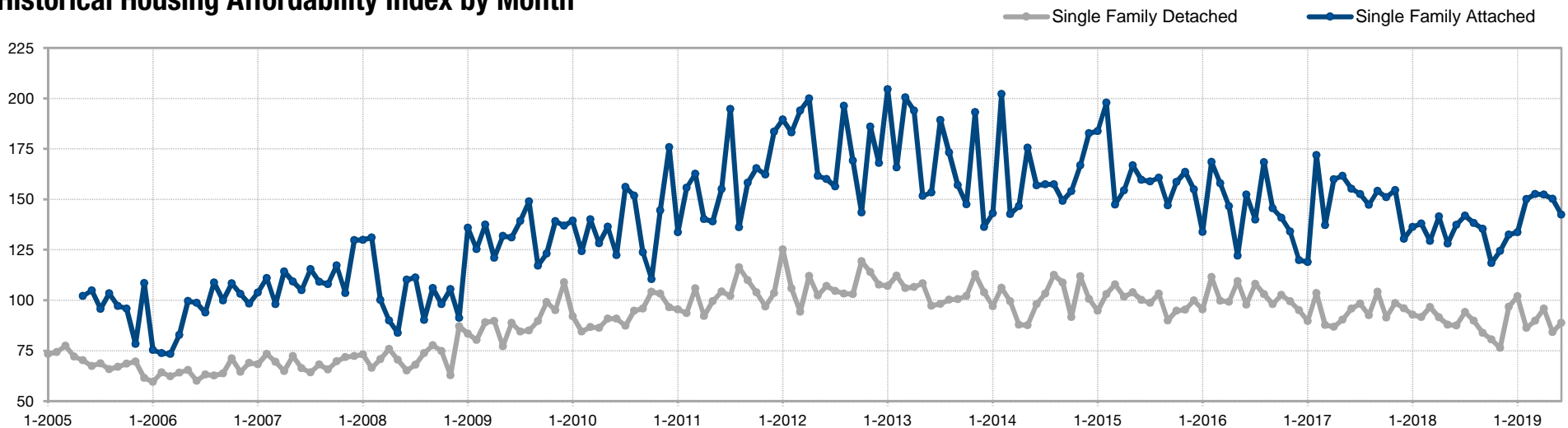
## Year to Date



Affordability Index	Single Family Detached	Year-Over-Year Change	Single Family Attached	Year-Over-Year Change
Jul-2018	94	-4.1%	142	-7.2%
Aug-2018	90	-3.2%	138	-6.1%
Sep-2018	84	-19.2%	135	-12.3%
Oct-2018	81	-11.0%	118	-21.9%
Nov-2018	76	-23.2%	124	-20.0%
Dec-2018	97	+1.0%	133	+2.3%
Jan-2019	102	+9.7%	134	-1.5%
Feb-2019	86	-6.5%	150	+8.7%
Mar-2019	90	-7.2%	153	+18.6%
Apr-2019	96	+4.3%	152	+7.8%
May-2019	84	-4.5%	150	+17.2%
<b>Jun-2019</b>	<b>89</b>	<b>+2.3%</b>	<b>142</b>	<b>+3.6%</b>
12-Month Avg*	89	-5.4%	94	+0.2%

\* Affordability Index for all properties from July 2018 through June 2019. This is not the average of the individual figures above.

## Historical Housing Affordability Index by Month

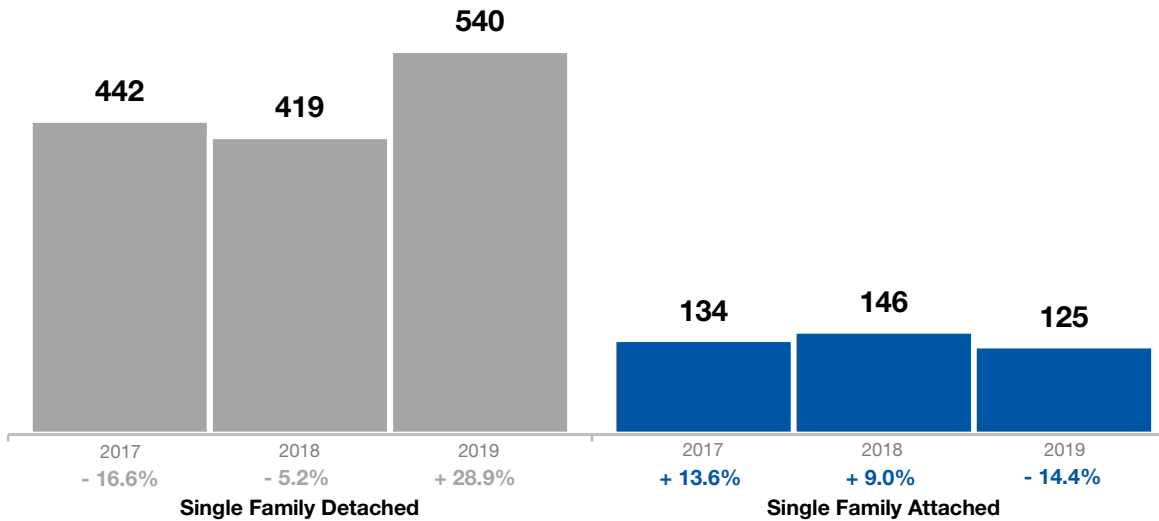


# End of Month Inventory

The number of properties available for sale in active status at the end of a given month.

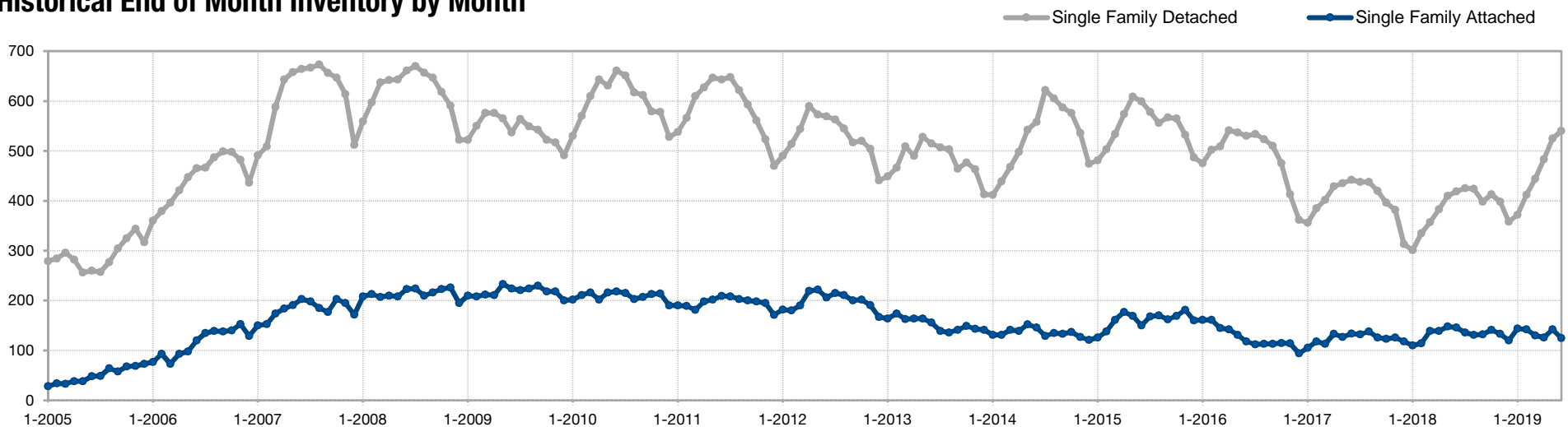


## June



End of Month Inventory	Single Family Detached	Year-Over-Year Change	Single Family Attached	Year-Over-Year Change
Jul-2018	425	-3.0%	136	+3.0%
Aug-2018	424	-3.2%	131	-5.1%
Sep-2018	398	-5.2%	132	+4.8%
Oct-2018	413	+4.3%	141	+14.6%
Nov-2018	398	+4.2%	133	+5.6%
Dec-2018	358	+14.4%	120	+1.7%
Jan-2019	372	+23.6%	144	+30.9%
Feb-2019	412	+23.0%	142	+24.6%
Mar-2019	444	+24.4%	130	-6.5%
Apr-2019	483	+26.1%	126	-9.4%
May-2019	525	+28.0%	142	-4.1%
<b>Jun-2019</b>	<b>540</b>	<b>+28.9%</b>	<b>125</b>	<b>-14.4%</b>
12-Month Avg	433	+13.1%	134	+2.8%

## Historical End of Month Inventory by Month

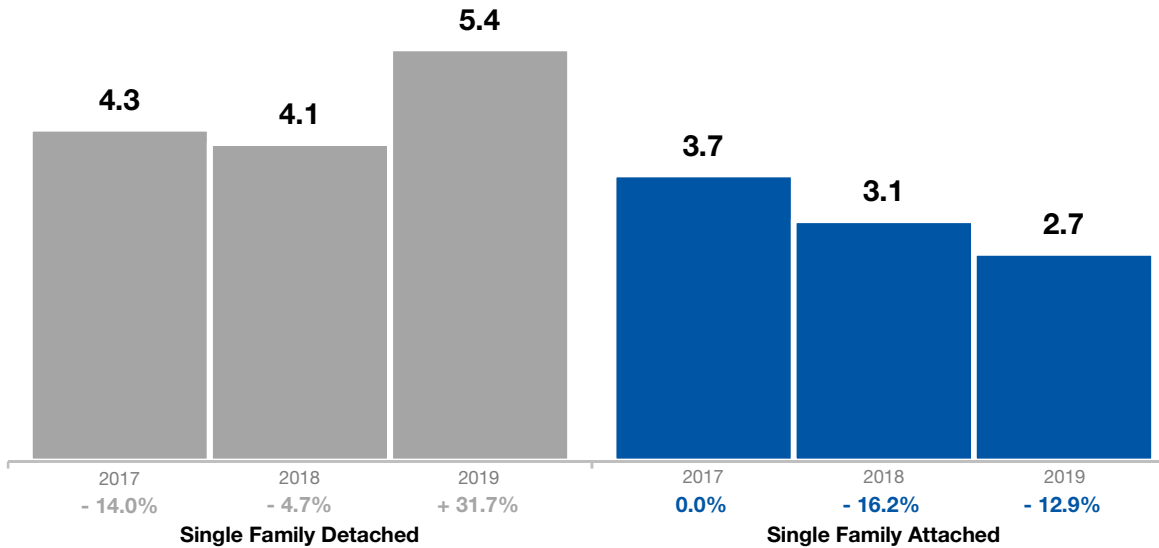


# Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.



## June



Months Supply	Single Family Detached	Year-Over-Year Change	Single Family Attached	Year-Over-Year Change
Jul-2018	4.2	-2.3%	2.9	-19.4%
Aug-2018	4.1	-4.7%	2.7	-25.0%
Sep-2018	3.9	-4.9%	2.8	-9.7%
Oct-2018	4.1	+7.9%	3.0	0.0%
Nov-2018	4.0	+8.1%	2.9	0.0%
Dec-2018	3.6	+20.0%	2.6	-7.1%
Jan-2019	3.7	+27.6%	3.2	+33.3%
Feb-2019	4.2	+27.3%	3.2	+28.0%
Mar-2019	4.5	+25.0%	2.8	-9.7%
Apr-2019	5.0	+35.1%	2.8	-6.7%
May-2019	5.3	+32.5%	3.1	-6.1%
<b>Jun-2019</b>	<b>5.4</b>	<b>+31.7%</b>	<b>2.7</b>	<b>-12.9%</b>
12-Month Avg*	4.3	+15.8%	2.9	-5.0%

\* Months Supply for all properties from July 2018 through June 2019. This is not the average of the individual figures above.

## Historical Months Supply of Inventory by Month



# Total Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars				6-2018	6-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
	6-2016	6-2017	6-2018	6-2019						
New Listings					189	<b>213</b>	+ 12.7%	1,283	<b>1,346</b>	+ 4.9%
Pending Sales					165	<b>181</b>	+ 9.7%	989	<b>995</b>	+ 0.6%
Closed Sales					217	<b>218</b>	+ 0.5%	907	<b>856</b>	- 5.6%
Median List Price					\$315,000	<b>\$333,103</b>	+ 5.7%	\$329,900	<b>\$350,000</b>	+ 6.1%
Median Sales Price					\$326,000	<b>\$335,000</b>	+ 2.8%	\$313,000	<b>\$318,000</b>	+ 1.6%
Avg. Sales Price					\$362,576	<b>\$367,374</b>	+ 1.3%	\$344,412	<b>\$345,830</b>	+ 0.4%
Median Price Per Sq Ft					\$143	<b>\$144</b>	+ 0.7%	\$134	<b>\$134</b>	0.0%
Average Price Per Sq Ft					\$146	<b>\$149</b>	+ 2.1%	\$145	<b>\$146</b>	+ 0.7%
\$ Volume of Closed Sales (in millions)					\$78.7	<b>\$80.1</b>	+ 1.8%	\$312.4	<b>\$296.0</b>	- 5.2%
Median Pct of List Price to Sale Price					98.7%	<b>99.5%</b>	+ 0.8%	98.6%	<b>98.7%</b>	+ 0.1%
Avg Pct of List Price to Sale Price					98.5%	<b>98.7%</b>	+ 0.2%	98.3%	<b>98.2%</b>	- 0.1%
Median Days on Market					26	<b>30</b>	+ 15.4%	29	<b>42</b>	+ 44.8%
Affordability Index					98	<b>99</b>	+ 1.0%	102	<b>104</b>	+ 2.0%
End of Month Inventory					565	<b>665</b>	+ 17.7%	--	<b>--</b>	--
Months Supply					3.8	<b>4.5</b>	+ 18.4%	--	<b>--</b>	--

# Area Overview

Key metrics by report month for areas in the Williamsburg Multiple Listing Service



	New Listings			Closed Sales			Median Sales Price			Monthly Inventory			Months Supply		
	6-2018	6-2019	+ / -	6-2018	6-2019	+ / -	6-2018	6-2019	+ / -	6-2018	6-2019	+ / -	6-2018	6-2019	+ / -
<b>James City County</b>	144	158	<b>+9.7%</b>	172	178	<b>+3.5%</b>	\$ 330,605	\$ 344,000	<b>+4.1%</b>	446	524	<b>+17.5%</b>	3.9	4.5	<b>+15.4%</b>
<b>City of Williamsburg</b>	16	26	<b>+62.5%</b>	21	20	<b>-4.8%</b>	\$264,300	\$270,000	<b>+2.2%</b>	52	67	<b>+28.8%</b>	4.1	5.1	<b>+24.4%</b>
<b>York County</b>	47	47	<b>0.0%</b>	42	42	<b>0.0%</b>	\$342,773	\$294,000	<b>-14.2%</b>	106	134	<b>+26.4%</b>	3.4	4.7	<b>+38.2%</b>
<b>New Kent County</b>	9	27	<b>+200.0%</b>	10	17	<b>+70.0%</b>	\$307,445	\$289,950	<b>-5.7%</b>	51	66	<b>+29.4%</b>	7.1	7.2	<b>+1.4%</b>
<b>Charles City County</b>	2	2	<b>0.0%</b>	0	2	<b>--</b>	\$0	\$397,500	<b>--</b>	6	9	<b>+50.0%</b>	5.3	5.3	<b>0.0%</b>
<b>Newport News</b>	20	19	<b>-5.0%</b>	22	22	<b>0.0%</b>	\$235,750	\$184,500	<b>-21.7%</b>	44	39	<b>-11.4%</b>	3.1	2.5	<b>-19.4%</b>
<b>Hampton</b>	4	6	<b>+50.0%</b>	10	5	<b>-50.0%</b>	\$246,500	\$206,000	<b>-16.4%</b>	10	17	<b>+70.0%</b>	1.8	3.5	<b>+94.4%</b>
<b>Surry</b>	1	5	<b>+400.0%</b>	0	1	<b>--</b>	\$0	\$125,000	<b>--</b>	8	9	<b>+12.5%</b>	5.3	5.3	<b>0.0%</b>
<b>Gloucester</b>	15	10	<b>-33.3%</b>	13	23	<b>+76.9%</b>	\$210,000	\$320,000	<b>+52.4%</b>	53	37	<b>-30.2%</b>	5.3	3.5	<b>-34.0%</b>
<b>Richmond</b>	0	1	<b>--</b>	1	1	<b>0.0%</b>	\$445,900	\$285,000	<b>-36.1%</b>	1	0	<b>-100.0%</b>	1.0	0.0	<b>-100.0%</b>
<b>23185</b>	75	93	<b>+24.0%</b>	102	105	<b>+2.9%</b>	\$329,000	\$329,500	<b>+0.2%</b>	253	315	<b>+24.5%</b>	3.7	4.8	<b>+29.7%</b>
<b>23188</b>	104	98	<b>-5.8%</b>	95	101	<b>+6.3%</b>	\$320,000	\$348,800	<b>+9.0%</b>	267	295	<b>+10.5%</b>	4.1	4.2	<b>+2.4%</b>
<b>23168</b>	10	22	<b>+120.0%</b>	20	12	<b>-40.0%</b>	\$335,942	\$318,500	<b>-5.2%</b>	45	55	<b>+22.2%</b>	3.3	5.7	<b>+72.7%</b>
<b>23168, 23185 &amp; 23188</b>	189	213	<b>+12.7%</b>	217	218	<b>+0.5%</b>	\$326,000	\$335,000	<b>+2.8%</b>	565	665	<b>+17.7%</b>	3.8	4.5	<b>+18.4%</b>