

MAY  
**2022**

# **WAAR**WILLIAMSBURG

## MARKET INDICATORS REPORT

CUSTOM REPORT PREPARED BY  
**VIRGINIA REALTORS®**

# WAAR Market Indicators Report

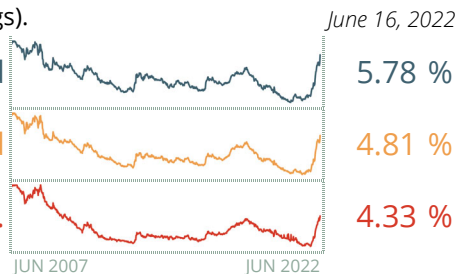


## Key Market Trends: May 2022

- Sales activity moderating across much of the WAAR housing market.** There were 396 homes sold throughout the WAAR footprint in May, ten fewer sales than this time last year, a modest 2.5% drop. Sales increased 7.6% from April to May in the region, which is lower than the typical spring bump, reflecting a cool down in the market. There were 187 sales in James City County, the same number as last May (0.0%). Williamsburg was the only bright spot in the regional housing market with seven more sales than last May (+30.4%).
- Fewer pending sales signals slowdown likely underway.** There were 361 pending sales in the WAAR area in May, 151 fewer pending sales than last year, representing a 29.5% drop. Pending sales activity has declined for ten consecutive months in the region. James City County had 90 fewer pending sales compared to last May (-37.0%) and York County had 63 fewer pending sales (-41.2%).
- Upward pressure on home prices continues to be a factor in many local markets in the region.** The average sales price across the WAAR footprint was \$460,663 in May, rising \$58,750 from last year, a 14.6% gain. The average sales price in the Williamsburg market surged up by more than \$122,000 to \$464,475, a 35.7% price jump. Average sales price growth was also strong in New Kent County (+20.4%) and York County (+18.6%).
- Small uptick in supply for the first time in nearly seven years.** There were 547 active listings on the market in the WAAR region at the end of May, five more listings than last year, inching up about 1%. This is the first year-over-year increase in active listings since September 2015. All of the additional listings were in New Kent County (+33 listings) and Williamsburg (+32 listings).

INTEREST RATE  
TRACKER

30-YR Fixed  
15-YR Fixed  
5/1-YR ADJ.



## WAAR Market Dashboard

YoY Chg	May-22	Indicator
▼ -2.5%	396	Sales
▼ -29.5%	361	Pending Sales
▼ -20.6%	455	New Listings
▲ 12.9%	\$450,844	Average List Price
▲ 14.6%	\$460,663	Average Sales Price
▲ 19.6%	\$418,000	Median Sales Price
▲ 18.4%	\$199	Average Price Per Square Foot
▲ 11.8%	\$182.4	Sold Dollar Volume (in millions)
▲ 1.8%	102.9%	Average Sold/Ask Price Ratio
▼ -42.8%	16	Average Days on Market
▼ -16.7%	5	Median Days on Market
▲ 0.9%	547	Active Listings
▼ -2.4%	1.4	Months of Supply

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## 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.

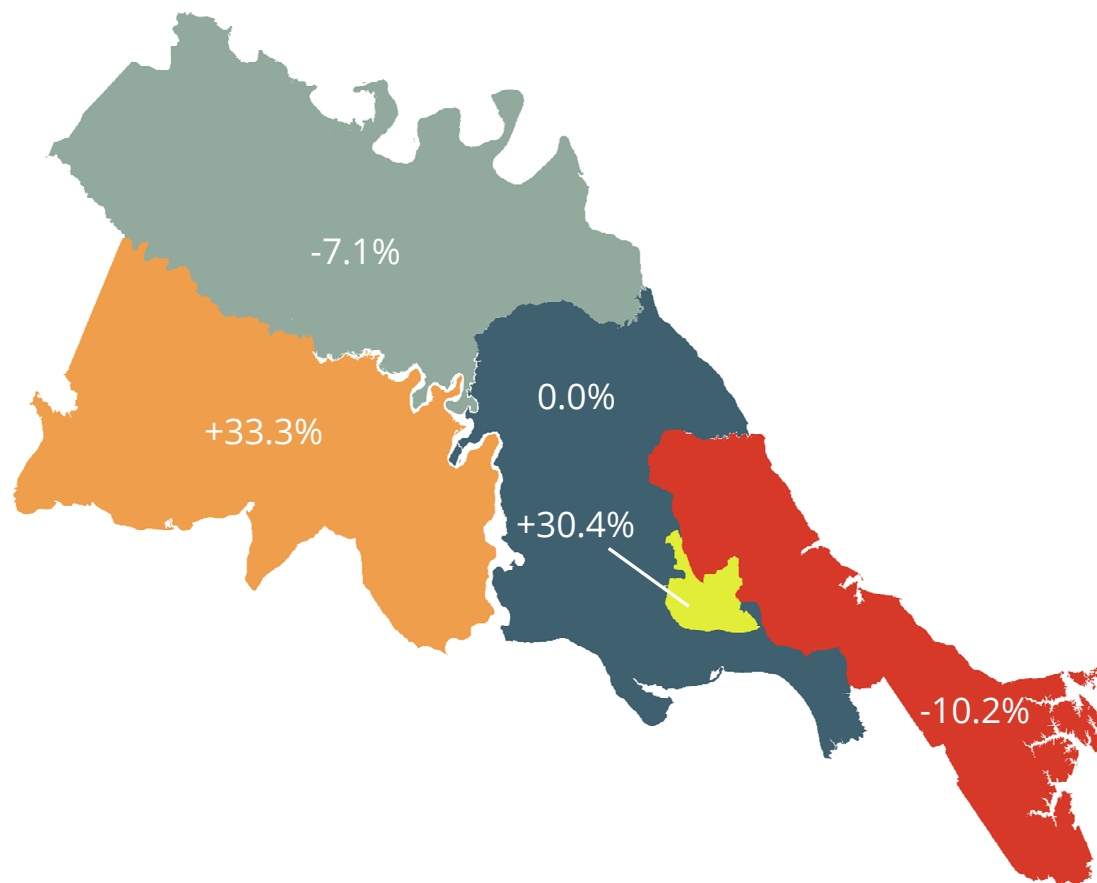
REALTORS® are well-informed about critical factors that affect your specific market area – such as changes in market conditions, consumer attitudes and interest rates.

## Are You Ready to Buy or Sell Real Estate?

Contact an experienced REALTOR®.



# Market Activity - WAAR Footprint



Jurisdiction	Total Sales		
	May-21	May-22	% Chg
Charles City County	3	4	33.3%
James City County	187	187	0.0%
New Kent County	56	52	-7.1%
Williamsburg	23	30	30.4%
York County	137	123	-10.2%
<b>WAAR</b>	<b>406</b>	<b>396</b>	<b>-2.5%</b>

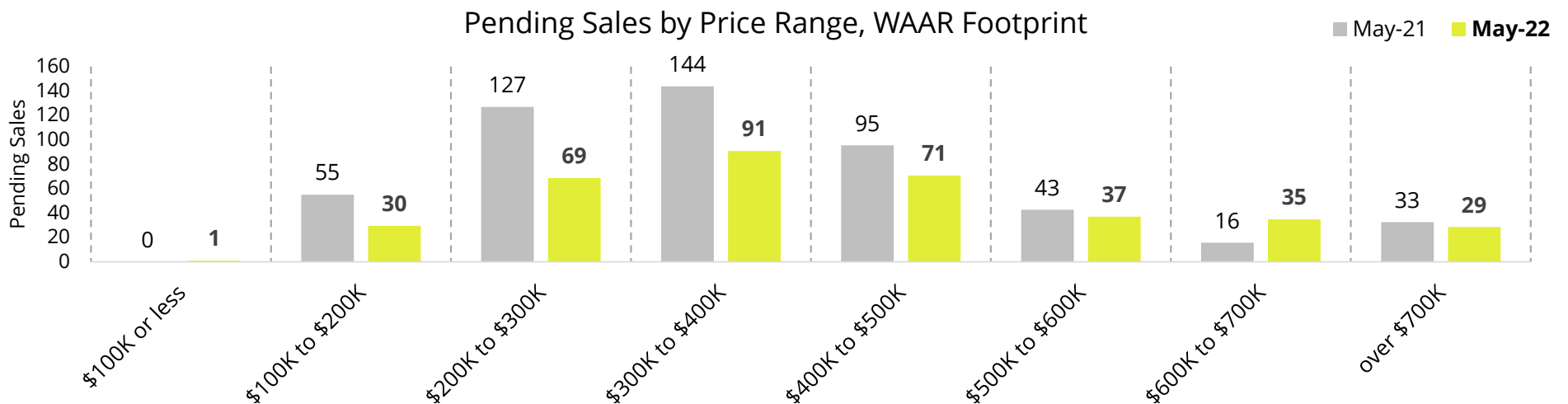
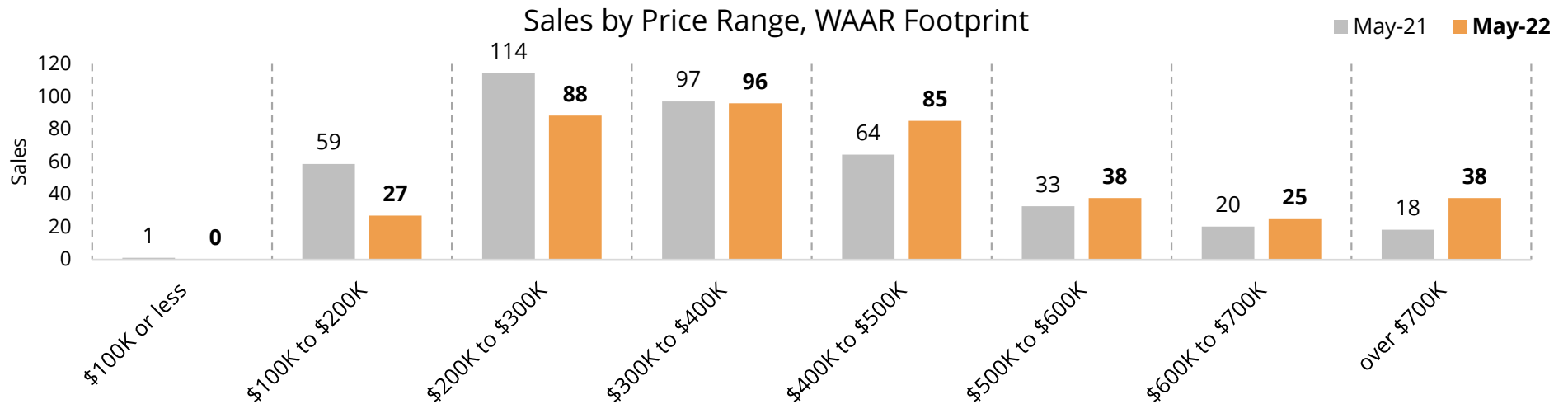
# Total Market Overview



Key Metrics	2-year Trends	May-21	May-22	YoY Chg	2021 YTD	2022 YTD	YoY Chg
	May-20						
Sales		406	<b>396</b>	-2.5%	1,781	<b>1,631</b>	-8.4%
Pending Sales		512	<b>361</b>	-29.5%	2,134	<b>1,521</b>	-28.7%
New Listings		573	<b>455</b>	-20.6%	2,400	<b>1,878</b>	-21.8%
Average List Price		\$399,505	<b>\$450,844</b>	12.9%	\$373,725	<b>\$418,218</b>	11.9%
Average Sales Price		\$401,913	<b>\$460,663</b>	14.6%	\$373,275	<b>\$425,388</b>	14.0%
Median Sales Price		\$349,419	<b>\$418,000</b>	19.6%	\$333,350	<b>\$379,950</b>	14.0%
Average Price Per Square Foot		\$168	<b>\$199</b>	18.4%	\$161	<b>\$190</b>	18.4%
Sold Dollar Volume (in millions)		\$163.2	<b>\$182.4</b>	11.8%	\$664.5	<b>\$693.9</b>	4.4%
Average Sold/Ask Price Ratio		101.1%	<b>102.9%</b>	1.8%	100.2%	<b>102.4%</b>	2.2%
Average Days on Market		28	<b>16</b>	-42.8%	31	<b>23</b>	-26.0%
Median Days on Market		6	<b>5</b>	-16.7%	7	<b>5</b>	-28.6%
Active Listings		542	<b>547</b>	0.9%	n/a	<b>n/a</b>	n/a
Months of Supply		1.4	<b>1.4</b>	-2.4%	n/a	<b>n/a</b>	n/a

Source: Virginia REALTORS®, data accessed June 15, 2022

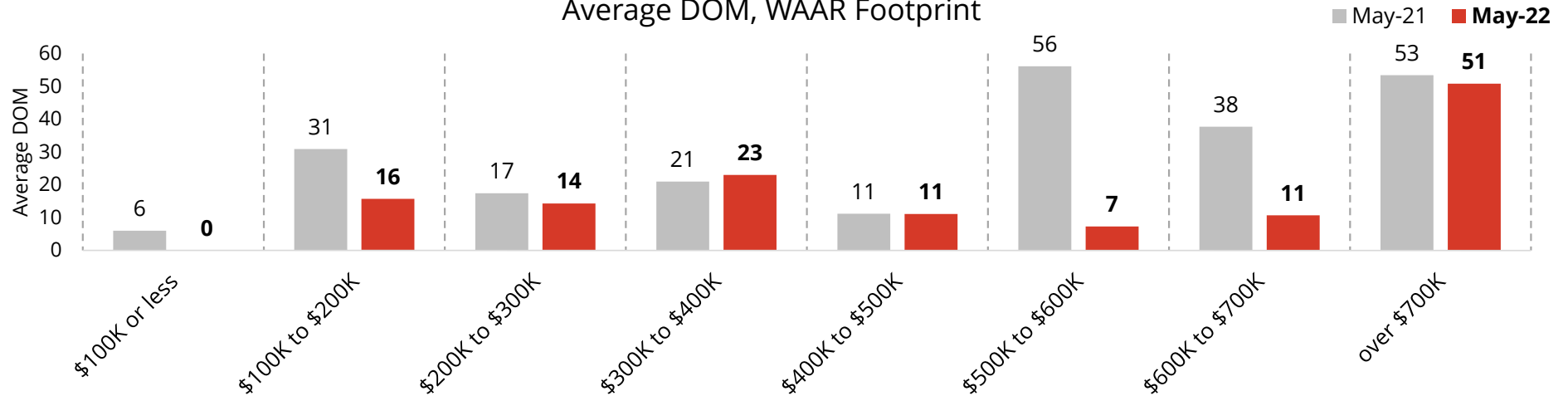
# Total Market by Price Range Overview



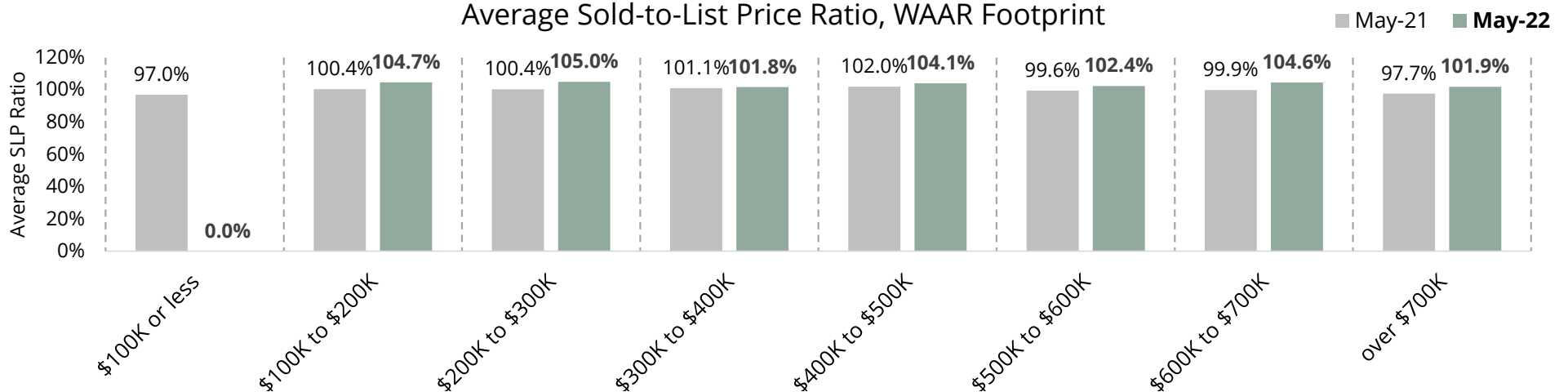
# Total Market by Price Range Overview



Average DOM, WAAR Footprint



Average Sold-to-List Price Ratio, WAAR Footprint



# Single-Family Detached Market Overview



Key Metrics	2-year Trends	May-21	May-22	YoY Chg	2021 YTD	2022 YTD	YoY Chg
	May-20		May-22				
Sales		328	<b>332</b>	1.2%	1,403	<b>1,312</b>	-6.5%
Pending Sales		422	<b>303</b>	-28.2%	1,722	<b>1,248</b>	-27.5%
New Listings		465	<b>381</b>	-18.1%	1,958	<b>1,540</b>	-21.3%
Average List Price		\$435,403	<b>\$475,494</b>	9.2%	\$407,256	<b>\$448,944</b>	10.2%
Average Sales Price		\$437,810	<b>\$485,212</b>	10.8%	\$406,744	<b>\$456,156</b>	12.1%
Median Sales Price		\$381,000	<b>\$450,000</b>	18.1%	\$365,000	<b>\$415,000</b>	13.7%
Average Price Per Square Foot		\$169	<b>\$199</b>	18.0%	\$161	<b>\$191</b>	18.5%
Sold Dollar Volume (in millions)		\$143.6	<b>\$161.1</b>	12.2%	\$570.4	<b>\$598.7</b>	5.0%
Average Sold/Ask Price Ratio		101.1%	<b>102.7%</b>	1.6%	100.3%	<b>102.3%</b>	2.0%
Average Days on Market		28	<b>16</b>	-43.3%	30	<b>23</b>	-22.2%
Median Days on Market		6	<b>5</b>	-16.7%	7	<b>5</b>	-23.1%
Active Listings		433	<b>419</b>	-3.2%	n/a	<b>n/a</b>	n/a
Months of Supply		1.4	<b>1.3</b>	-6.1%	n/a	<b>n/a</b>	n/a

Source: Virginia REALTORS®, data accessed June 15, 2022



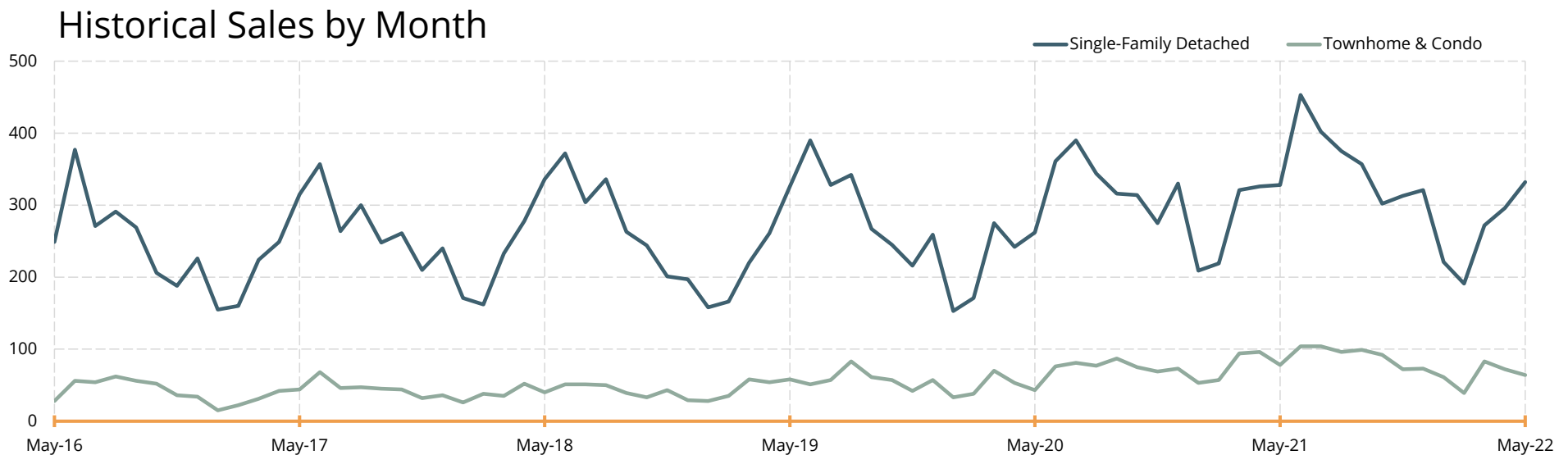
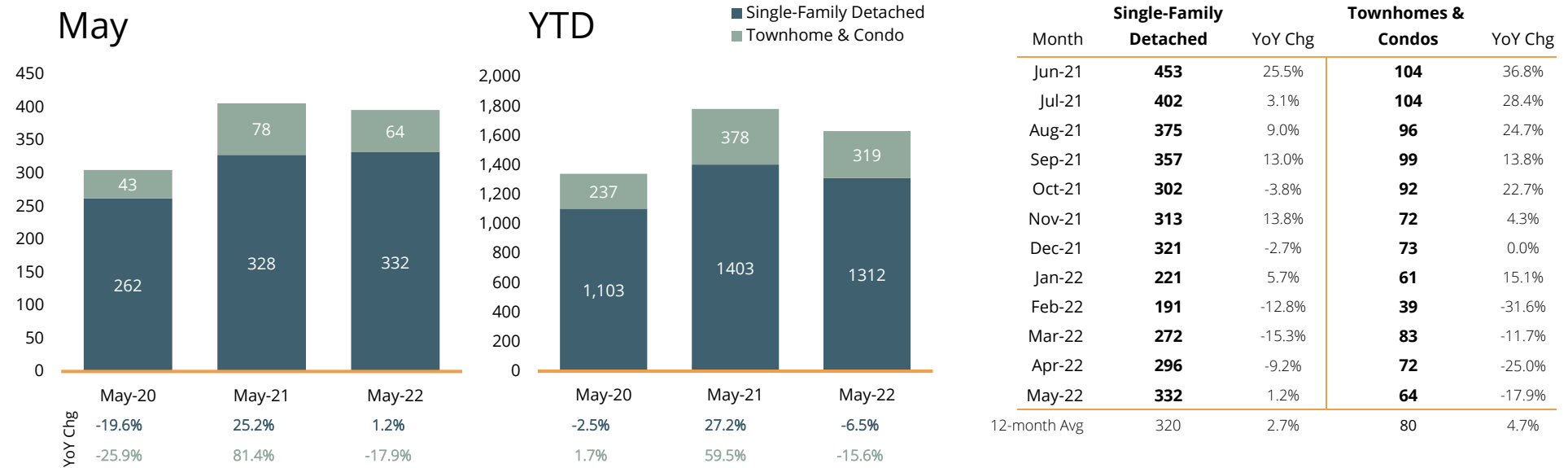
# Townhome & Condo Market Overview



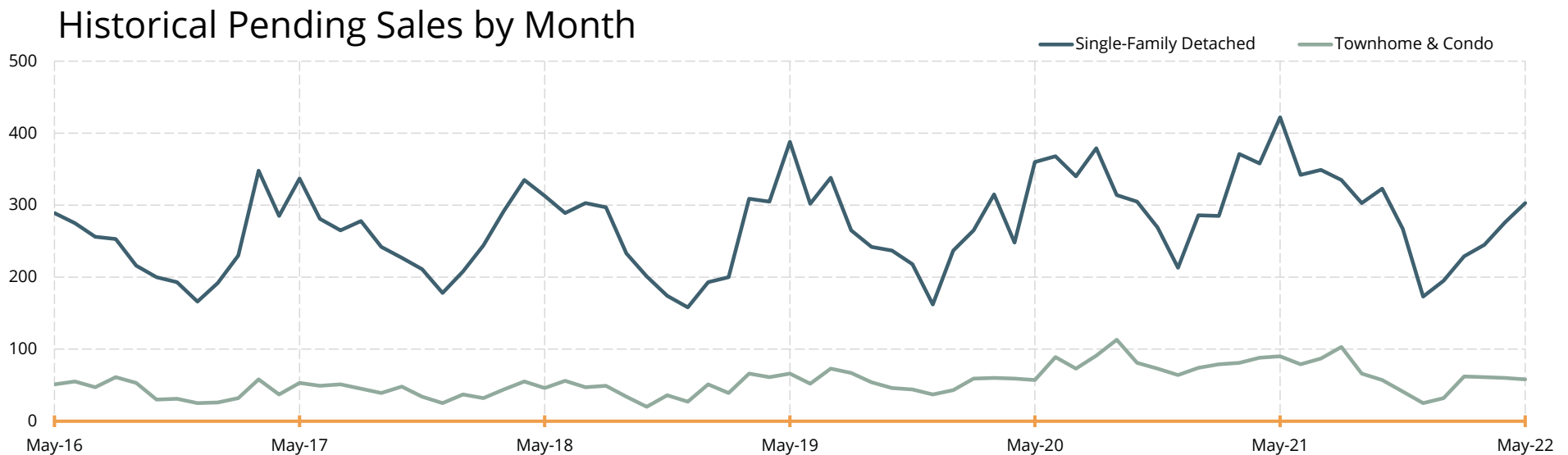
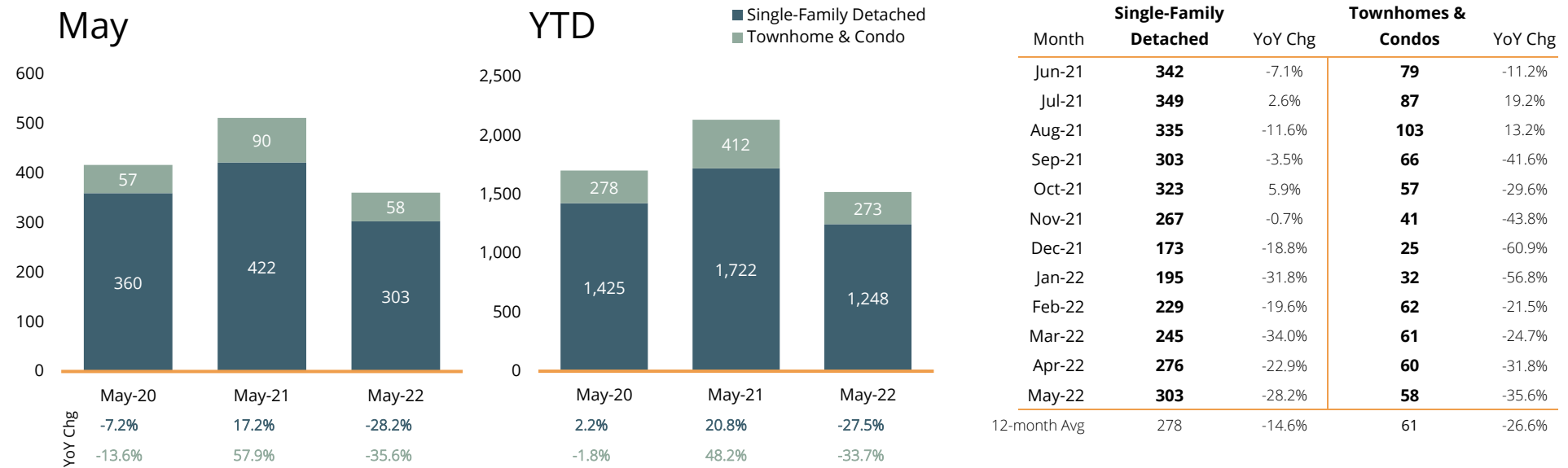
Key Metrics	2-year Trends	May-21	May-22	YoY Chg	2021 YTD	2022 YTD	YoY Chg
	May-20		May-22				
Sales		78	<b>64</b>	-17.9%	378	<b>319</b>	-15.6%
Pending Sales		90	<b>58</b>	-35.6%	412	<b>273</b>	-33.7%
New Listings		108	<b>74</b>	-31.5%	442	<b>338</b>	-23.5%
Average List Price		\$248,551	<b>\$322,971</b>	29.9%	\$249,182	<b>\$291,461</b>	17.0%
Average Sales Price		\$250,964	<b>\$333,316</b>	32.8%	\$248,962	<b>\$298,457</b>	19.9%
Median Sales Price		\$249,950	<b>\$321,000</b>	28.4%	\$243,983	<b>\$296,285</b>	21.4%
Average Price Per Square Foot		\$161	<b>\$197</b>	22.3%	\$155	<b>\$180</b>	15.9%
Sold Dollar Volume (in millions)		\$19.6	<b>\$21.3</b>	9.0%	\$94.1	<b>\$95.2</b>	1.2%
Average Sold/Ask Price Ratio		101.1%	<b>104.1%</b>	3.0%	100.0%	<b>102.8%</b>	2.7%
Average Days on Market		28	<b>17</b>	-40.5%	36	<b>22</b>	-37.9%
Median Days on Market		7	<b>5</b>	-28.6%	8	<b>5</b>	-37.5%
Active Listings		109	<b>128</b>	17.4%	n/a	<b>n/a</b>	n/a
Months of Supply		1.4	<b>1.6</b>	11.9%	n/a	<b>n/a</b>	n/a

Source: Virginia REALTORS®, data accessed June 15, 2022

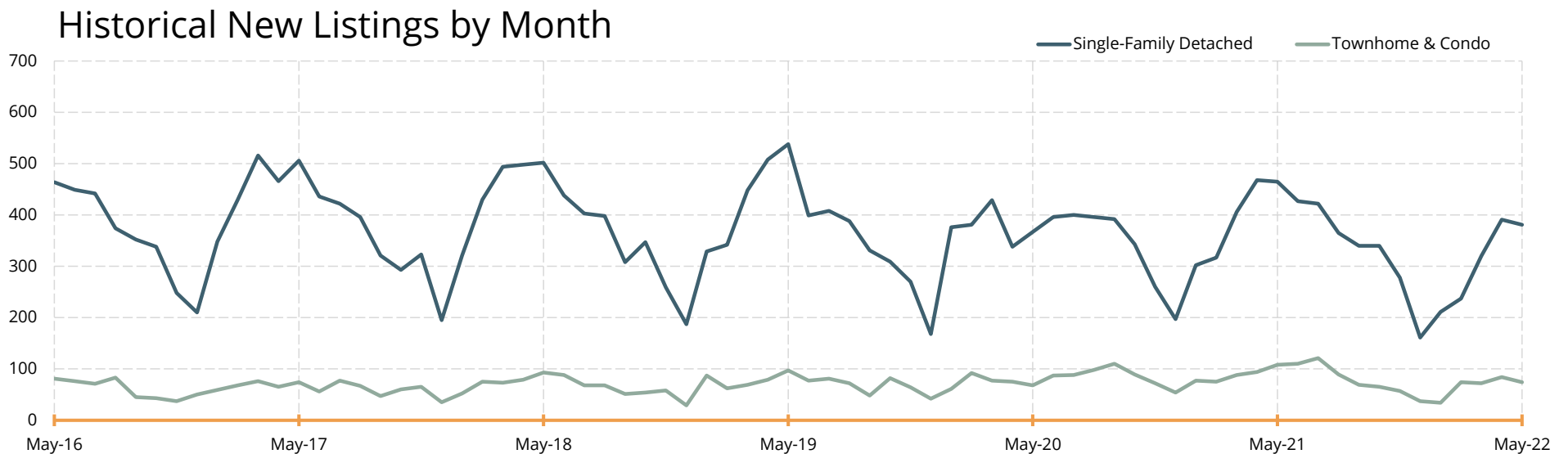
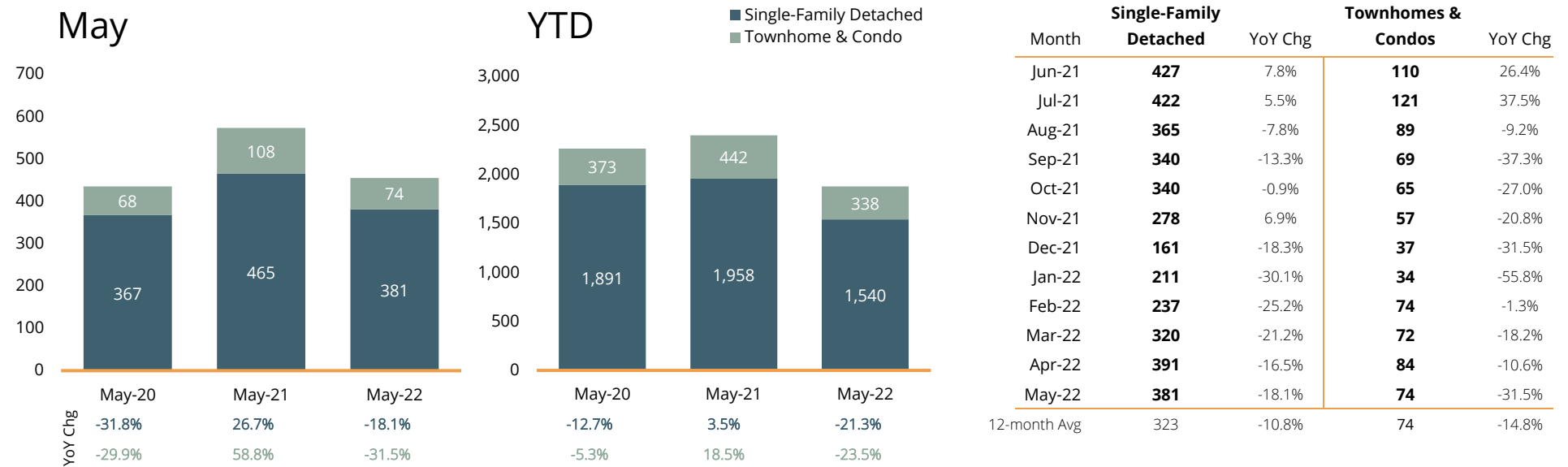
# Sales



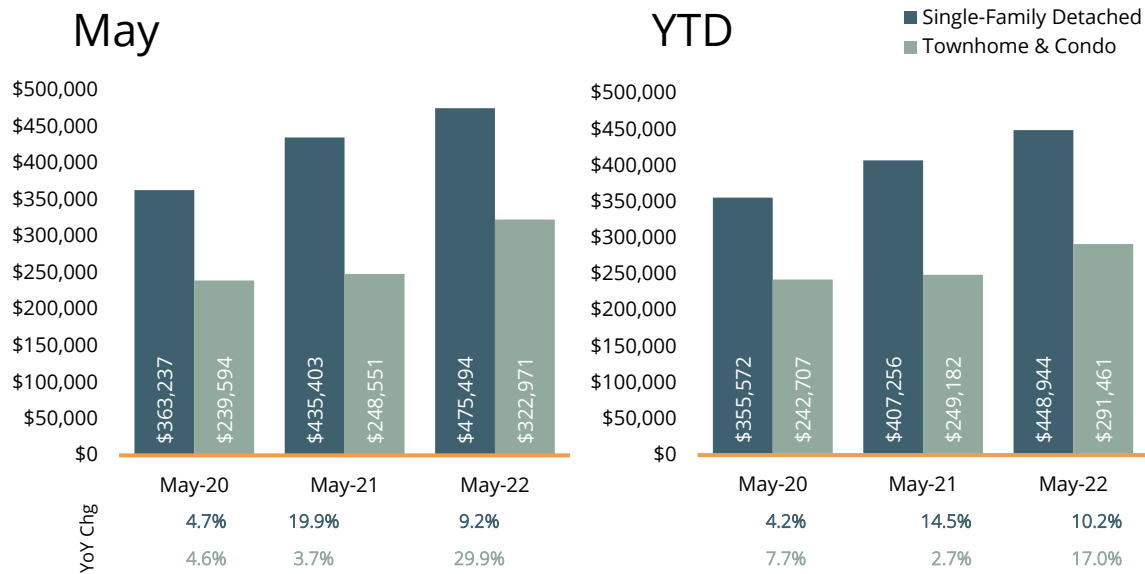
# Pending Sales



# New Listings

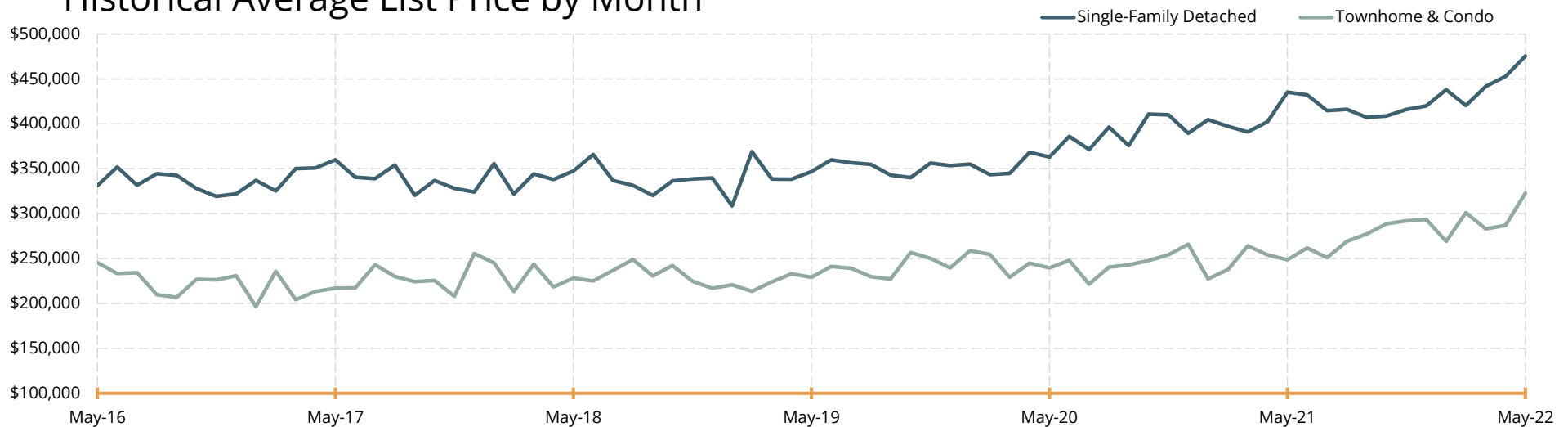


# Average List Price

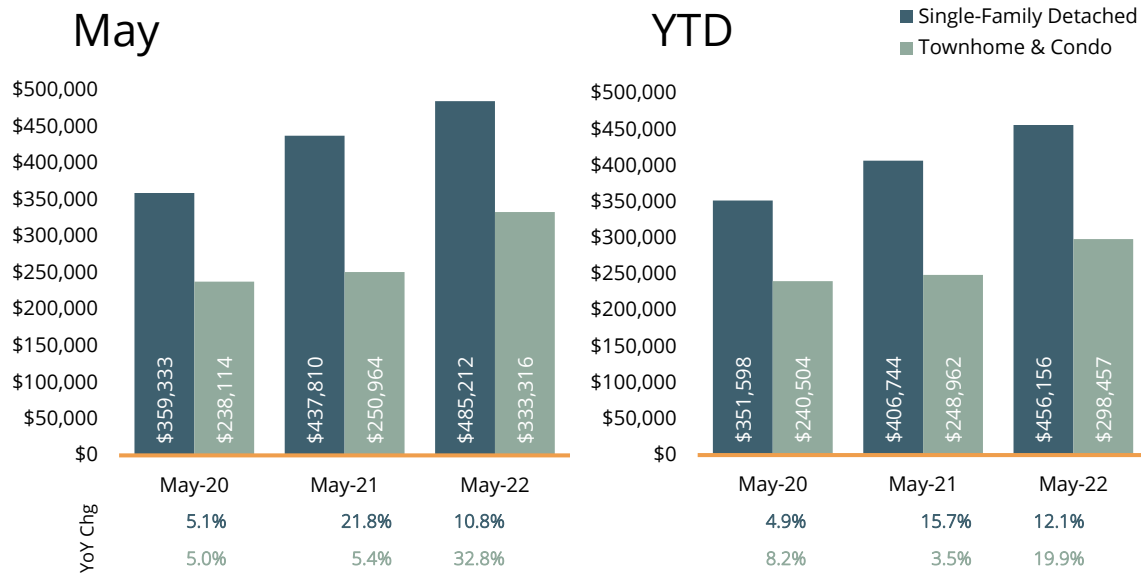


Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Jun-21	\$432,282	12.0%	\$261,658	5.6%
Jul-21	\$414,808	11.7%	\$250,956	13.3%
Aug-21	\$416,217	5.0%	\$269,181	12.0%
Sep-21	\$407,260	8.3%	\$277,332	14.2%
Oct-21	\$408,828	-0.5%	\$288,688	16.5%
Nov-21	\$416,117	1.5%	\$292,047	14.9%
Dec-21	\$420,007	7.8%	\$293,480	10.4%
Jan-22	\$438,174	8.2%	\$269,156	18.4%
Feb-22	\$420,420	5.8%	\$301,023	26.7%
Mar-22	\$441,697	13.0%	\$283,006	7.2%
Apr-22	\$452,972	12.6%	\$286,917	13.0%
May-22	\$475,494	9.2%	\$322,971	29.9%
12-month Avg	\$428,690	7.8%	\$283,035	15.1%

## Historical Average List Price by Month

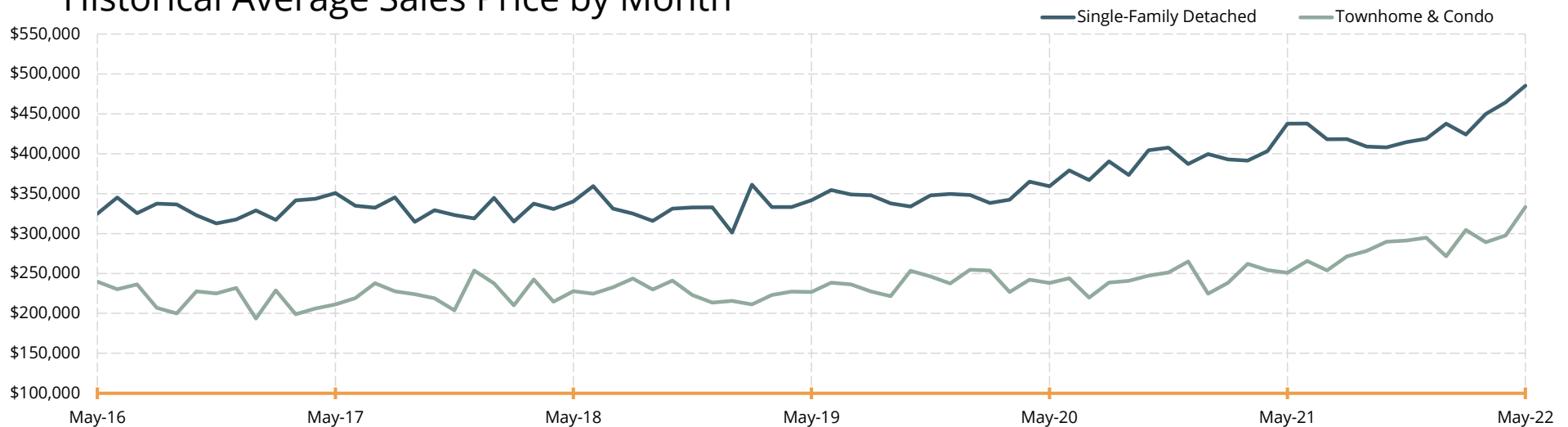


# Average Sales Price

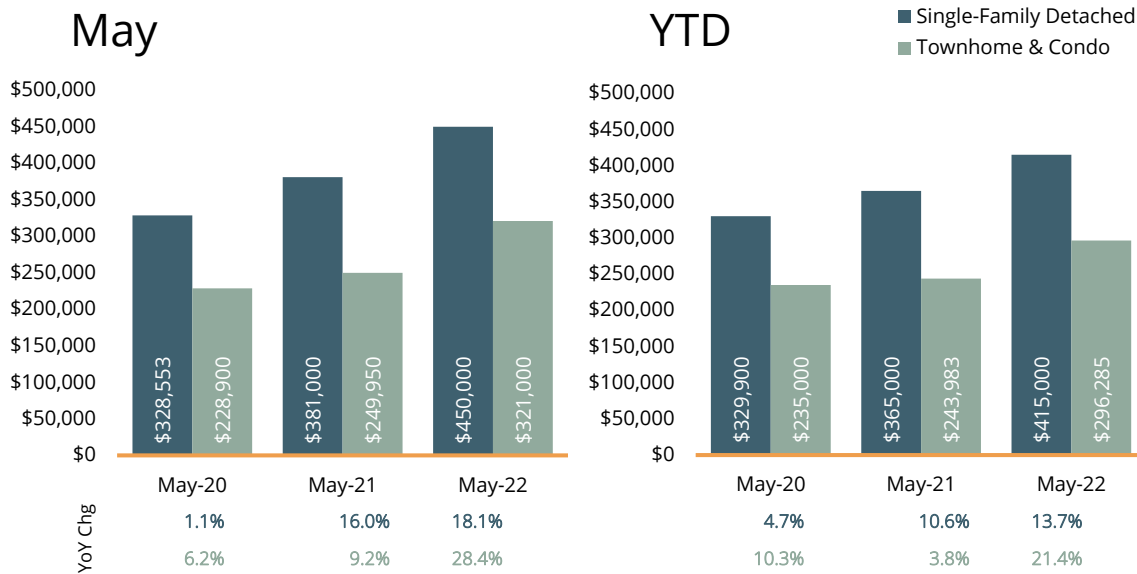


Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Jun-21	\$437,939	15.5%	\$265,673	8.9%
Jul-21	\$418,179	13.9%	\$253,855	15.6%
Aug-21	\$418,314	7.1%	\$271,424	13.7%
Sep-21	\$408,993	9.5%	\$278,370	15.6%
Oct-21	\$408,085	0.9%	\$289,756	17.2%
Nov-21	\$414,670	1.7%	\$291,221	15.9%
Dec-21	\$418,873	8.2%	\$294,832	11.2%
Jan-22	\$437,685	9.5%	\$271,517	20.9%
Feb-22	\$424,070	7.9%	\$304,585	27.8%
Mar-22	\$449,809	14.9%	\$289,219	10.4%
Apr-22	\$464,504	15.1%	\$297,626	17.0%
May-22	\$485,212	10.8%	\$333,316	32.8%
12-month Avg	\$432,195	9.5%	\$286,783	17.2%

## Historical Average Sales Price by Month

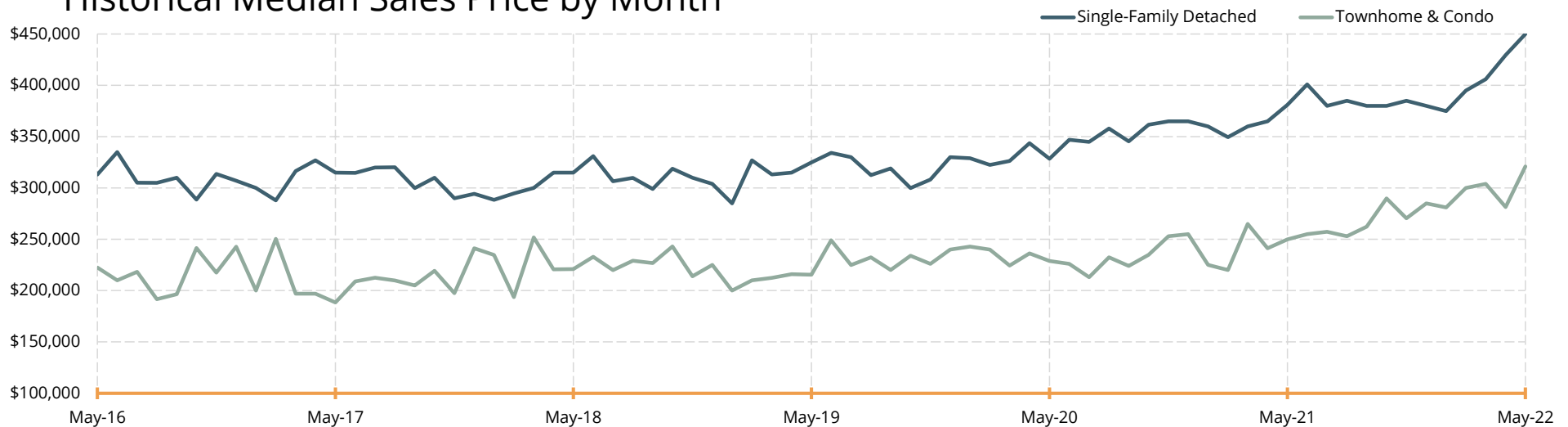


# Median Sales Price

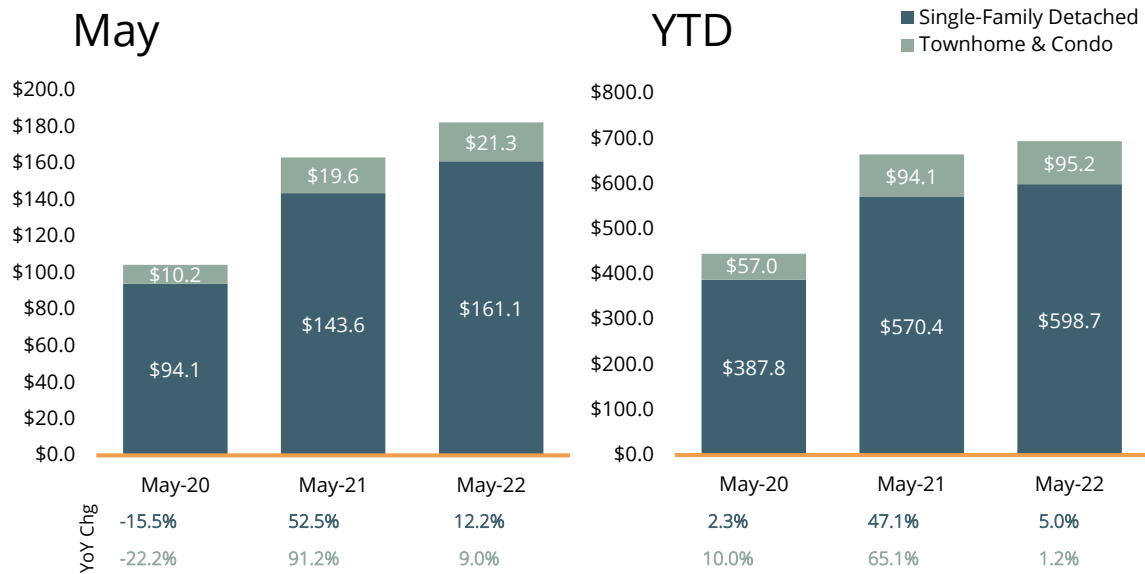


Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Jun-21	\$401,000	15.6%	\$255,000	12.8%
Jul-21	\$379,995	10.1%	\$257,250	20.8%
Aug-21	\$385,000	7.6%	\$253,000	8.8%
Sep-21	\$380,000	10.0%	\$262,265	17.1%
Oct-21	\$380,000	5.1%	\$289,815	23.4%
Nov-21	\$385,000	5.5%	\$270,450	6.9%
Dec-21	\$380,000	4.1%	\$285,000	11.8%
Jan-22	\$374,900	4.1%	\$280,985	24.9%
Feb-22	\$395,000	13.0%	\$300,000	36.4%
Mar-22	\$406,000	12.8%	\$304,000	14.7%
Apr-22	\$429,500	17.7%	\$281,450	16.7%
May-22	\$450,000	18.1%	\$321,000	28.4%
12-month Avg	\$395,533	10.3%	\$280,018	18.3%

## Historical Median Sales Price by Month

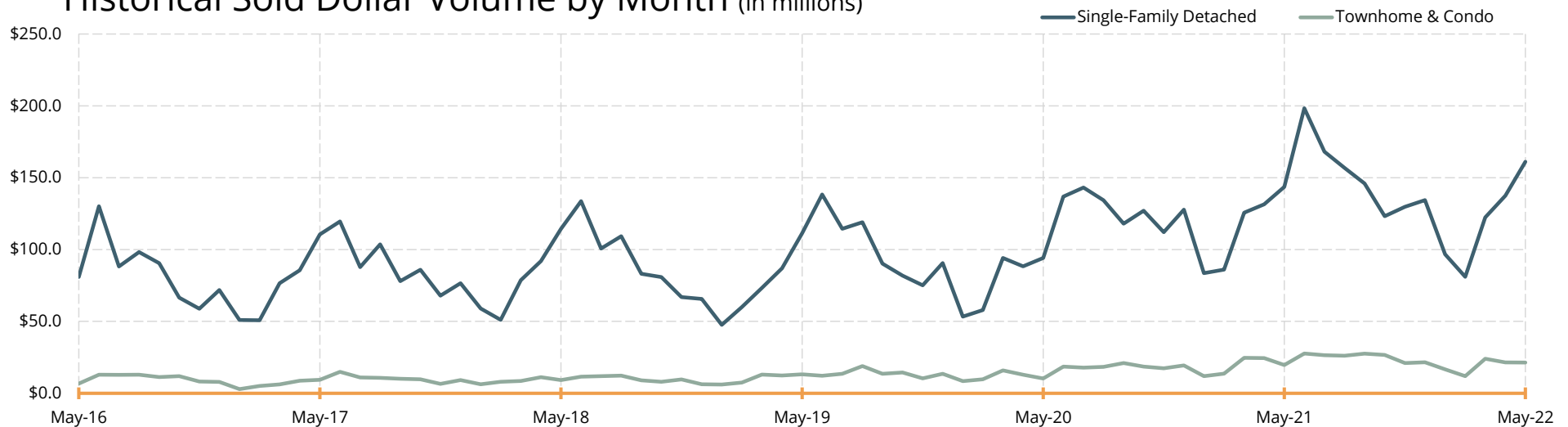


# Sold Dollar Volume (in millions)



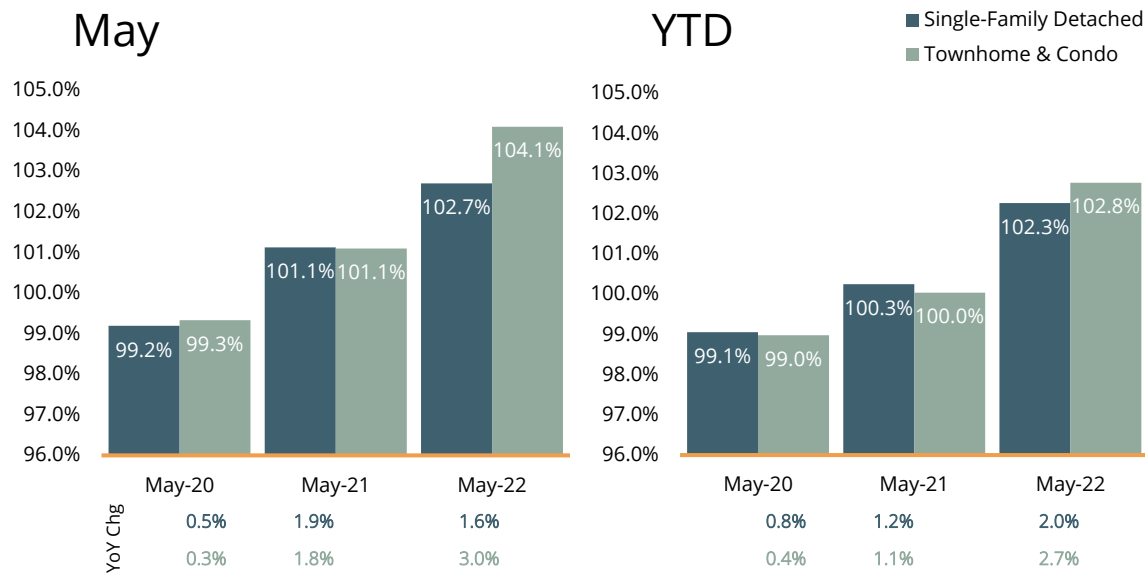
Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Jun-21	\$198.4	45.0%	\$27.6	49.0%
Jul-21	\$168.1	17.4%	\$26.4	48.4%
Aug-21	\$156.9	16.8%	\$26.1	41.8%
Sep-21	\$146.0	23.7%	\$27.6	31.5%
Oct-21	\$123.2	-3.0%	\$26.7	43.8%
Nov-21	\$129.8	15.8%	\$21.0	20.9%
Dec-21	\$134.5	5.2%	\$21.5	11.2%
Jan-22	\$96.7	15.8%	\$16.6	39.1%
Feb-22	\$81.0	-5.9%	\$11.9	-12.6%
Mar-22	\$122.3	-2.6%	\$24.0	-2.5%
Apr-22	\$137.5	4.5%	\$21.4	-12.2%
May-22	\$161.1	12.2%	\$21.3	9.0%
12-month Avg	\$138.0	12.6%	\$22.7	20.9%

## Historical Sold Dollar Volume by Month (in millions)



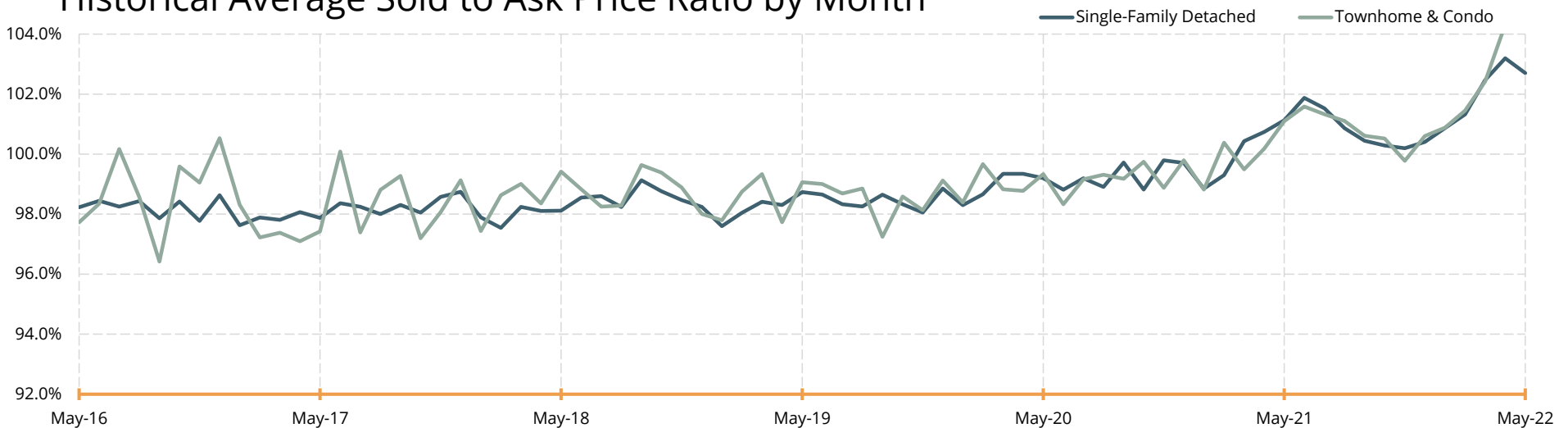


# Average Sold to Ask Price Ratio

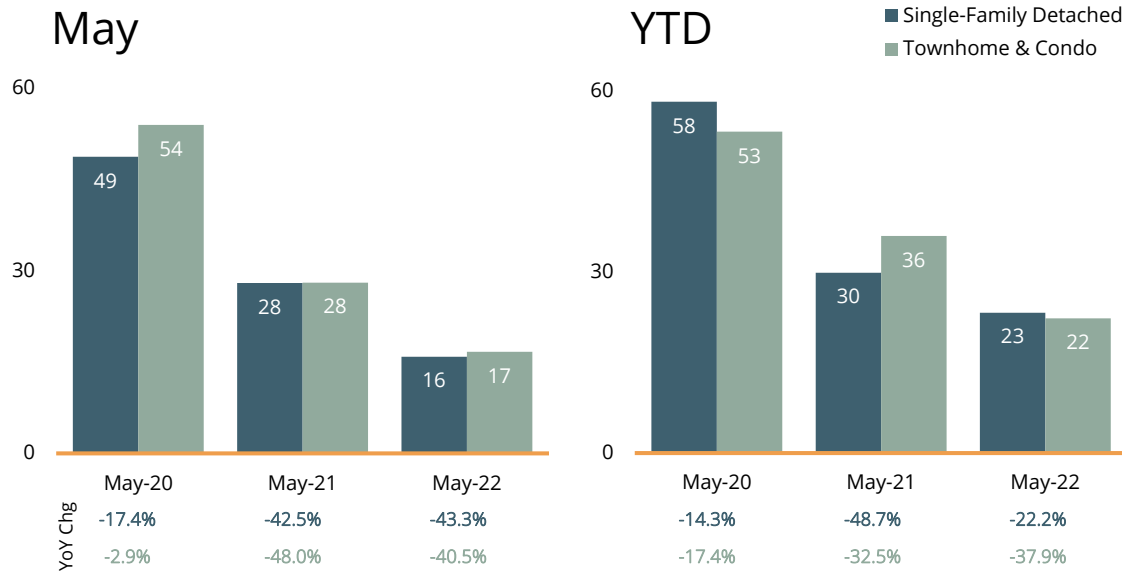


Month	Single-Family		Townhomes & Condos	
	Detached	YoY Chg	Condos	YoY Chg
Jun-21	101.9%	3.1%	101.6%	3.3%
Jul-21	101.5%	2.3%	101.3%	2.2%
Aug-21	100.9%	2.0%	101.1%	1.8%
Sep-21	100.4%	0.7%	100.6%	1.4%
Oct-21	100.3%	1.5%	100.5%	0.8%
Nov-21	100.2%	0.4%	99.8%	0.9%
Dec-21	100.4%	0.7%	100.6%	0.8%
Jan-22	100.9%	2.0%	100.9%	2.1%
Feb-22	101.3%	2.0%	101.5%	1.1%
Mar-22	102.5%	2.0%	102.4%	2.9%
Apr-22	103.2%	2.4%	104.3%	4.1%
May-22	102.7%	1.6%	104.1%	3.0%
12-month Avg	101.3%	1.7%	101.6%	2.0%

## Historical Average Sold to Ask Price Ratio by Month

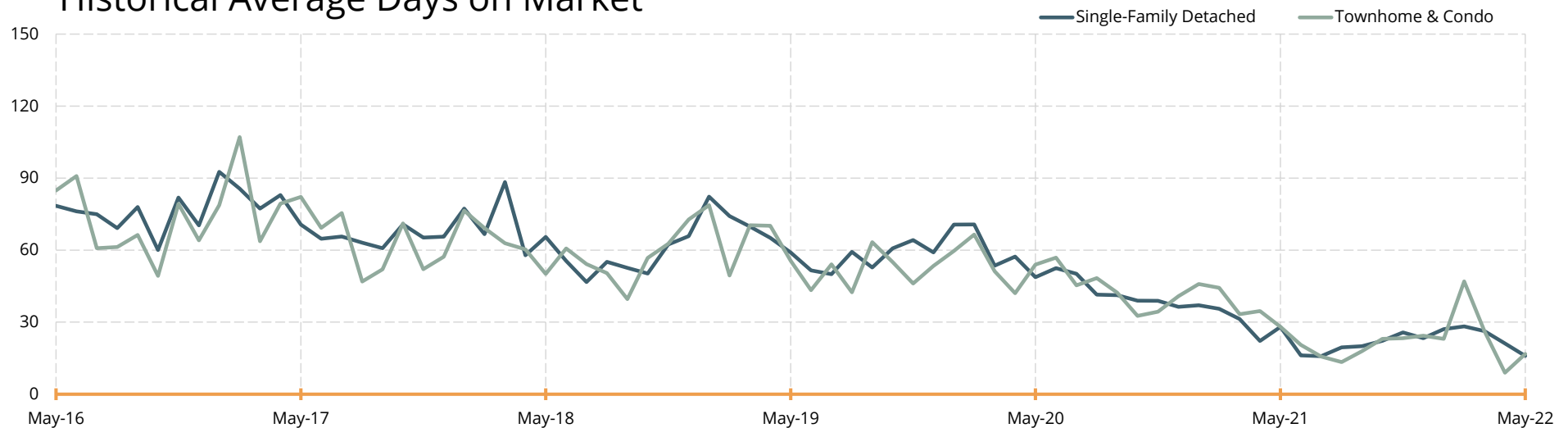


# Average Days on Market

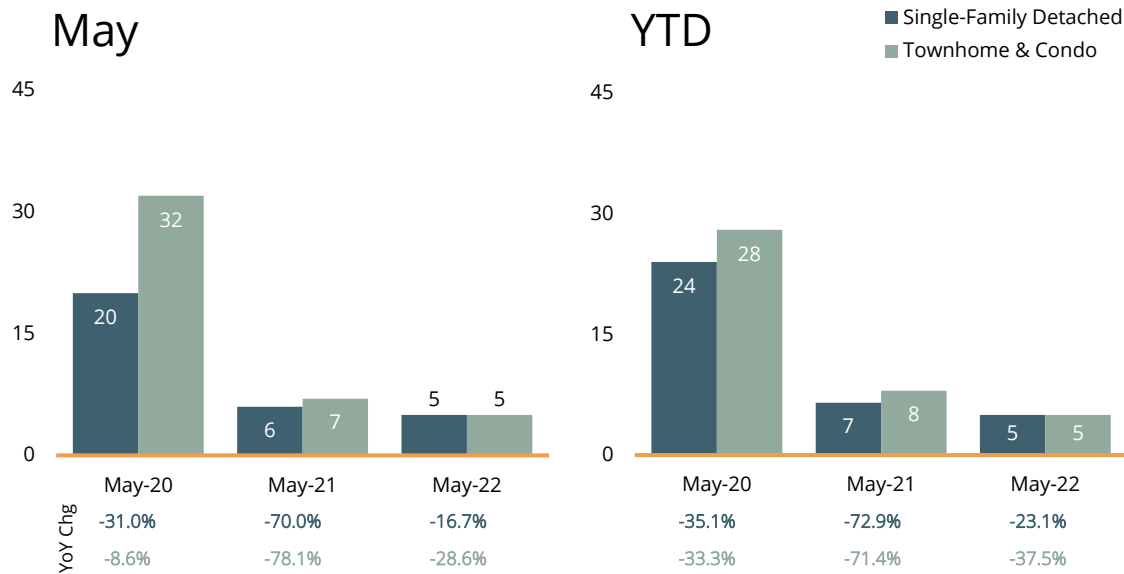


Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Jun-21	16	-69.3%	21	-64.0%
Jul-21	16	-68.4%	16	-65.4%
Aug-21	19	-53.0%	13	-72.3%
Sep-21	20	-51.6%	18	-57.6%
Oct-21	22	-43.0%	23	-29.3%
Nov-21	26	-33.9%	23	-32.1%
Dec-21	23	-36.0%	24	-40.3%
Jan-22	27	-26.9%	23	-49.8%
Feb-22	28	-20.7%	47	6.1%
Mar-22	26	-16.1%	26	-21.4%
Apr-22	21	-4.6%	9	-74.2%
May-22	16	-43.3%	17	-40.5%
12-month Avg	22	-42.4%	22	-46.6%

## Historical Average Days on Market

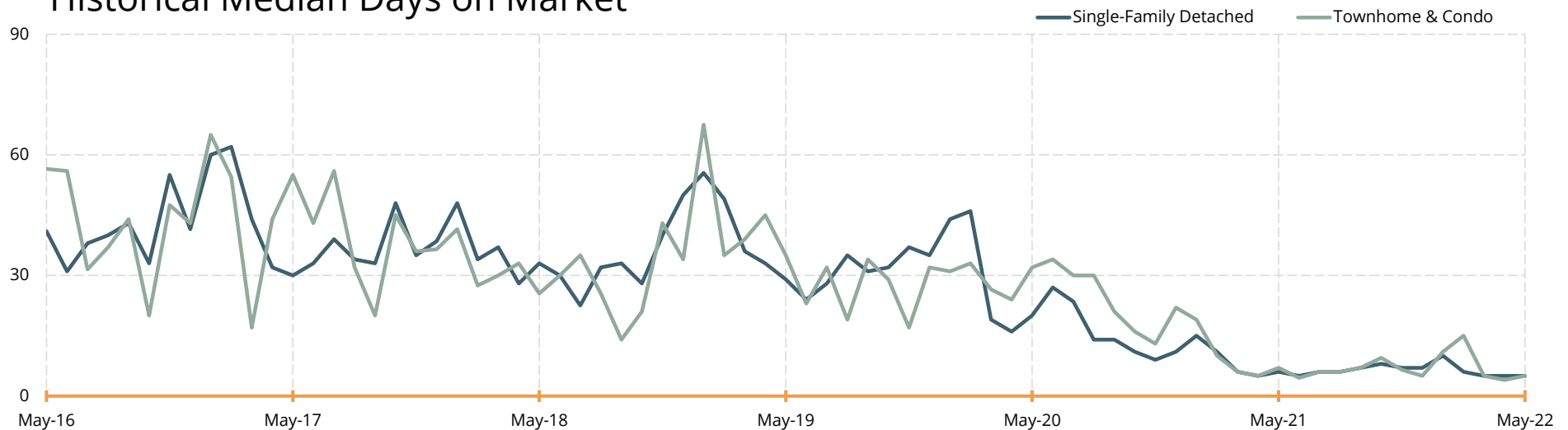


# Median Days on Market



Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Jun-21	5	-81.5%	5	-86.8%
Jul-21	6	-74.5%	6	-80.0%
Aug-21	6	-57.1%	6	-80.0%
Sep-21	7	-50.0%	7	-66.7%
Oct-21	8	-27.3%	10	-40.6%
Nov-21	7	-22.2%	7	-50.0%
Dec-21	7	-36.4%	5	-77.3%
Jan-22	10	-33.3%	11	-42.1%
Feb-22	6	-45.5%	15	50.0%
Mar-22	5	-16.7%	5	-16.7%
Apr-22	5	0.0%	4	-20.0%
May-22	5	-16.7%	5	-28.6%
12-month Avg	6	-49.5%	7	-60.3%

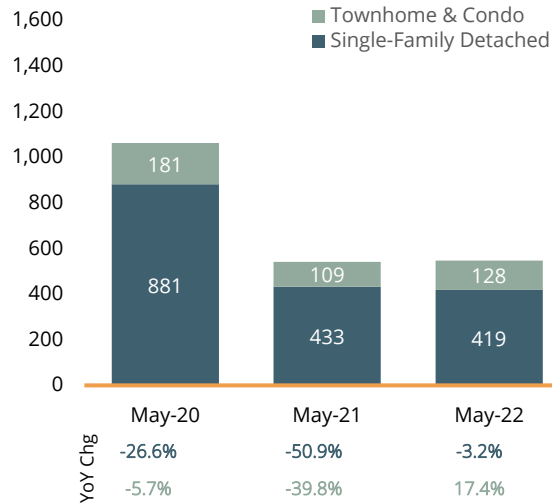
## Historical Median Days on Market



# Active Listings

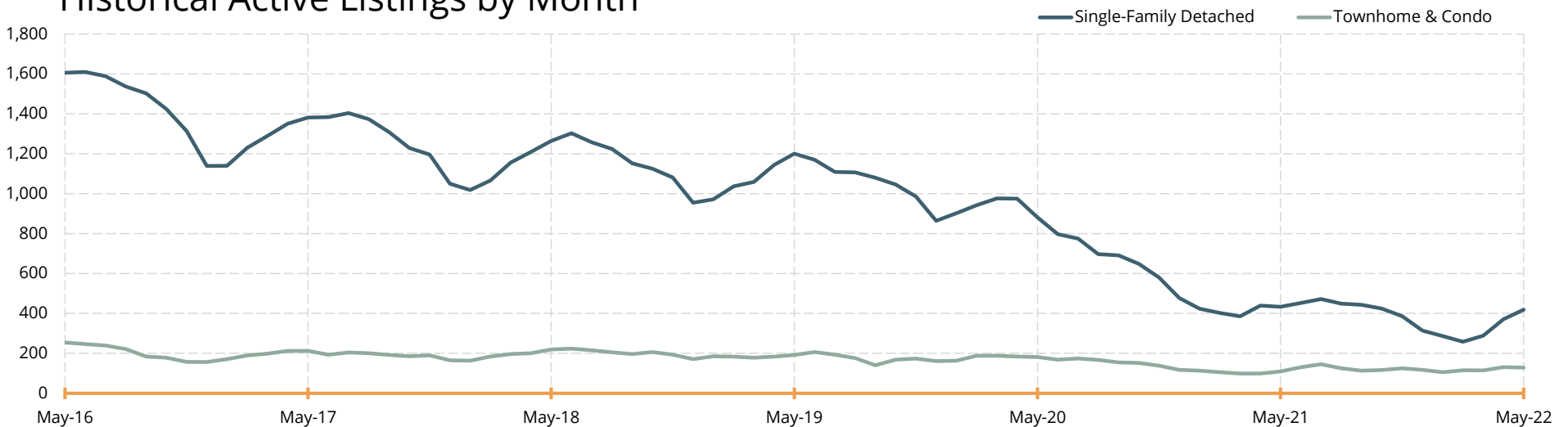


## May



Month	Single-Family		Townhomes & Condos	
	Detached	YoY Chg		YoY Chg
Jun-21	452	-43.3%	130	-22.6%
Jul-21	472	-39.1%	145	-16.7%
Aug-21	449	-35.6%	125	-25.1%
Sep-21	443	-35.9%	113	-26.6%
Oct-21	424	-34.6%	116	-23.7%
Nov-21	386	-33.4%	125	-9.4%
Dec-21	314	-34.2%	117	0.0%
Jan-22	286	-32.4%	105	-7.1%
Feb-22	258	-35.8%	115	9.5%
Mar-22	288	-25.2%	114	15.2%
Apr-22	371	-15.5%	131	32.3%
May-22	419	-3.2%	128	17.4%
12-month Avg	380	-32.4%	122	-8.2%

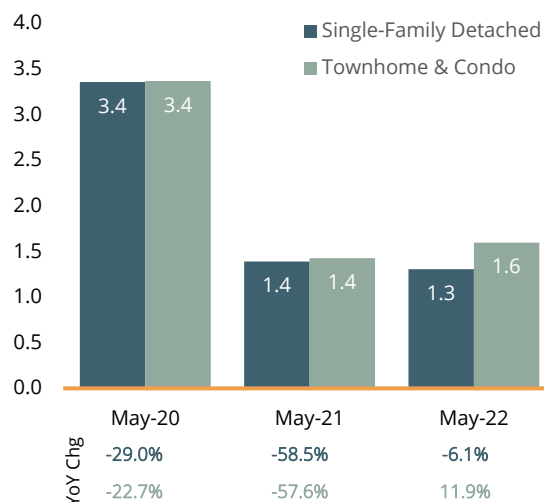
## Historical Active Listings by Month



# Months of Supply

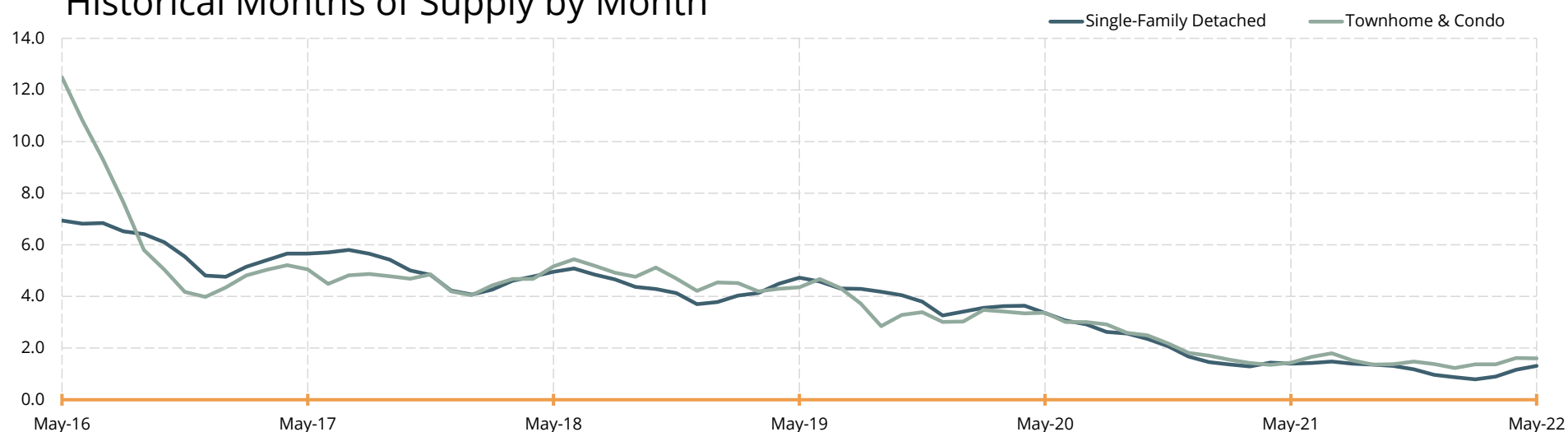


## May



Month	Single-Family		Townhomes &	
	Detached	YoY Chg	Condos	YoY Chg
Jun-21	1.4	-53.7%	1.7	-45.1%
Jul-21	1.5	-49.5%	1.8	-40.2%
Aug-21	1.4	-47.0%	1.5	-47.8%
Sep-21	1.4	-47.0%	1.4	-47.5%
Oct-21	1.3	-44.5%	1.4	-45.0%
Nov-21	1.2	-43.1%	1.5	-32.5%
Dec-21	1.0	-42.5%	1.4	-23.9%
Jan-22	0.9	-40.2%	1.2	-28.1%
Feb-22	0.8	-42.1%	1.4	-11.6%
Mar-22	0.9	-30.8%	1.4	-3.4%
Apr-22	1.2	-19.3%	1.6	19.6%
May-22	1.3	-6.1%	1.6	11.9%
12-month Avg	1.2	-41.7%	1.5	-30.3%

## Historical Months of Supply by Month



# Area Overview - Total Market



Geography	New Listings			Sales			Average Sales Price			Median Sales Price			Active Listings			Months Supply		
	May-21	May-22	% chg	May-21	May-22	% chg	May-21	May-22	% chg	May-21	May-22	% chg	May-21	May-22	% chg	May-21	May-22	% chg
James City County	245	<b>172</b>	-29.8%	187	<b>187</b>	0.0%	\$449,304	<b>\$489,477</b>	8.9%	\$401,975	<b>\$450,000</b>	11.9%	214	<b>192</b>	-10.3%	1.1	<b>1.0</b>	-10.3%
Williamsburg	38	<b>37</b>	-2.6%	23	<b>30</b>	30.4%	\$342,157	<b>\$464,475</b>	35.7%	\$359,900	<b>\$376,383</b>	4.6%	33	<b>65</b>	97.0%	1.5	<b>2.6</b>	78.3%
York County	181	<b>117</b>	-35.4%	137	<b>123</b>	-10.2%	\$363,984	<b>\$431,518</b>	18.6%	\$322,888	<b>\$400,000</b>	23.9%	186	<b>154</b>	-17.2%	1.5	<b>1.3</b>	-17.2%
New Kent County	103	<b>121</b>	17.5%	56	<b>52</b>	-7.1%	\$343,065	<b>\$413,048</b>	20.4%	\$310,038	<b>\$400,000</b>	29.0%	97	<b>130</b>	34.0%	1.9	<b>2.2</b>	11.8%
Charles City County	6	<b>8</b>	33.3%	3	<b>4</b>	33.3%	\$736,667	<b>\$600,250</b>	-18.5%	\$920,000	<b>\$537,500</b>	-41.6%	12	<b>6</b>	-50.0%	3.6	<b>1.4</b>	-60.0%

# Area Overview - Total Market YTD



Geography	New Listings YTD			Sales YTD			Average Sales Price TYD			Median Sales Price TYD			Active Listings YTD		
	May-21	May-22	% chg	May-21	May-22	% chg	May-21	May-22	% chg	May-21	May-22	% chg	May-21	May-22	% chg
James City County	1,105	<b>843</b>	-23.7%	857	<b>749</b>	-12.6%	\$400,577	<b>\$457,028</b>	14.1%	\$349,000	<b>\$420,000</b>	20.3%	214	<b>192</b>	-10.3%
Williamsburg	145	<b>146</b>	0.7%	120	<b>107</b>	-10.8%	\$329,773	<b>\$419,036</b>	27.1%	\$300,740	<b>\$330,000</b>	9.7%	33	<b>65</b>	97.0%
York County	757	<b>439</b>	-42.0%	561	<b>511</b>	-8.9%	\$353,997	<b>\$399,030</b>	12.7%	\$325,000	<b>\$347,480</b>	6.9%	186	<b>154</b>	-17.2%
New Kent County	372	<b>423</b>	13.7%	229	<b>243</b>	6.1%	\$340,900	<b>\$392,779</b>	15.2%	\$320,000	<b>\$375,220</b>	17.3%	97	<b>130</b>	34.0%
Charles City County	21	<b>27</b>	28.6%	14	<b>21</b>	50.0%	\$378,393	<b>\$348,676</b>	-7.9%	\$236,250	<b>\$290,000</b>	22.8%	12	<b>6</b>	-50.0%

# Area Overview - Single Family Detached Market



	New Listings			Sales			Average Sales Price			Median Sales Price			Active Listings			Months Supply		
Geography	May-21	May-22	% chg	May-21	May-22	% chg	May-21	May-22	% chg	May-21	May-22	% chg	May-21	May-22	% chg	May-21	May-22	% chg
James City County	193	<b>146</b>	-24.4%	150	<b>156</b>	4.0%	\$496,361	<b>\$515,381</b>	3.8%	\$439,500	<b>\$487,250</b>	10.9%	175	<b>156</b>	-10.9%	1.2	<b>1.0</b>	-12.1%
Williamsburg	25	<b>24</b>	-4.0%	13	<b>19</b>	46.2%	\$411,215	<b>\$561,756</b>	36.6%	\$370,000	<b>\$394,000</b>	6.5%	26	<b>38</b>	46.2%	1.9	<b>2.4</b>	26.9%
York County	149	<b>95</b>	-36.2%	107	<b>101</b>	-5.6%	\$398,398	<b>\$456,814</b>	14.7%	\$359,900	<b>\$450,000</b>	25.0%	134	<b>109</b>	-18.7%	1.4	<b>1.2</b>	-13.9%
New Kent County	92	<b>108</b>	17.4%	55	<b>52</b>	-5.5%	\$344,782	<b>\$413,048</b>	19.8%	\$310,075	<b>\$400,000</b>	29.0%	86	<b>110</b>	27.9%	1.8	<b>1.9</b>	6.7%
Charles City County	6	<b>8</b>	33.3%	3	<b>4</b>	33.3%	\$736,667	<b>\$600,250</b>	-18.5%	\$920,000	<b>\$537,500</b>	-41.6%	12	<b>6</b>	-50.0%	3.6	<b>1.4</b>	-60.0%



# Area Overview - Single Family Detached Market YTD



Geography	New Listings YTD			Sales YTD			Average Sales Price YTD			Median Sales Price YTD			Active Listings YTD		
	May-21	May-22	% chg	May-21	May-22	% chg	May-21	May-22	% chg	May-21	May-22	% chg	May-21	May-22	% chg
James City County	887	<b>716</b>	-19.3%	666	<b>621</b>	-6.8%	\$441,091	<b>\$486,912</b>	10.4%	\$399,500	<b>\$451,000</b>	12.9%	175	<b>156</b>	-10.9%
Williamsburg	99	<b>94</b>	-5.1%	71	<b>73</b>	2.8%	\$399,013	<b>\$484,852</b>	21.5%	\$343,165	<b>\$393,000</b>	14.5%	26	<b>38</b>	46.2%
York County	596	<b>352</b>	-40.9%	433	<b>360</b>	-16.9%	\$387,010	<b>\$444,018</b>	14.7%	\$356,328	<b>\$403,500</b>	13.2%	134	<b>109</b>	-18.7%
New Kent County	355	<b>351</b>	-1.1%	219	<b>237</b>	8.2%	\$345,722	<b>\$394,911</b>	14.2%	\$330,000	<b>\$377,228</b>	14.3%	86	<b>110</b>	27.9%
Charles City County	21	<b>27</b>	28.6%	14	<b>21</b>	50.0%	\$378,393	<b>\$348,676</b>	-7.9%	\$236,250	<b>\$290,000</b>	22.8%	12	<b>6</b>	-50.0%

# Area Overview - Townhome & Condo Market



Geography	New Listings			Sales			Average Sales Price			Median Sales Price			Active Listings			Months Supply		
	May-21	May-22	% chg	May-21	May-22	% chg	May-21	May-22	% chg	May-21	May-22	% chg	May-21	May-22	% chg	May-21	May-22	% chg
James City County	52	<b>26</b>	-50.0%	37	<b>31</b>	-16.2%	\$258,532	<b>\$359,121</b>	38.9%	\$249,900	<b>\$328,750</b>	31.6%	39	<b>36</b>	-7.7%	1.0	<b>1.0</b>	-2.5%
Williamsburg	13	<b>13</b>	0.0%	10	<b>11</b>	10.0%	\$252,380	<b>\$296,443</b>	17.5%	\$257,500	<b>\$289,000</b>	12.2%	7	<b>27</b>	285.7%	0.8	<b>3.1</b>	274.7%
York County	32	<b>22</b>	-31.3%	30	<b>22</b>	-26.7%	\$241,237	<b>\$315,390</b>	30.7%	\$250,000	<b>\$312,778</b>	25.1%	52	<b>45</b>	-13.5%	1.9	<b>1.4</b>	-27.6%
New Kent County	11	<b>13</b>	18.2%	1	<b>0</b>	-100.0%	\$248,630	<b>\$0</b>	-100.0%	\$248,630	<b>\$0</b>	-100.0%	11	<b>20</b>	81.8%	7.3	<b>10.9</b>	48.8%
Charles City County	0	<b>0</b>	n/a	0	<b>0</b>	n/a	\$0	<b>\$0</b>	n/a	\$0	<b>\$0</b>	n/a	0	<b>0</b>	n/a	0.0	<b>0.0</b>	n/a

# Area Overview - Townhome & Condo Market YTD



Geography	New Listings YTD			Sales YTD			Average Sales Price YTD			Median Sales Price YTD			Active Listings YTD		
	May-21	May-22	% chg	May-21	May-22	% chg	May-21	May-22	% chg	May-21	May-22	% chg	May-21	May-22	% chg
James City County	218	<b>127</b>	-41.7%	191	<b>128</b>	-33.0%	\$259,310	<b>\$311,578</b>	20.2%	\$249,900	<b>\$288,950</b>	15.6%	39	<b>36</b>	-7.7%
Williamsburg	46	<b>52</b>	13.0%	49	<b>34</b>	-30.6%	\$229,445	<b>\$279,661</b>	21.9%	\$231,000	<b>\$280,950</b>	21.6%	7	<b>27</b>	285.7%
York County	161	<b>87</b>	-46.0%	128	<b>151</b>	18.0%	\$242,062	<b>\$291,178</b>	20.3%	\$243,448	<b>\$303,925</b>	24.8%	52	<b>45</b>	-13.5%
New Kent County	17	<b>72</b>	323.5%	10	<b>6</b>	-40.0%	\$235,287	<b>\$308,222</b>	31.0%	\$237,155	<b>\$312,633</b>	31.8%	11	<b>20</b>	81.8%
Charles City County	0	<b>0</b>	n/a	0	<b>0</b>	n/a	\$0	<b>\$0</b>	n/a	\$0	<b>\$0</b>	n/a	0	<b>0</b>	n/a



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Data and analysis provided by Virginia REALTORS® Chief Economist, Lisa Sturtevant, PhD.

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