

# WAAR WILLIAMSBURG

## MARKET INDICATORS REPORT

CUSTOM REPORT PREPARED BY  
VIRGINIA REALTORS®

# WAAR Market Indicators Report



## Key Market Trends: July 2024

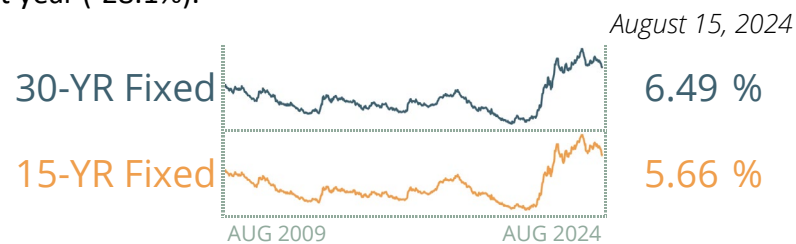
- › **Sales activity continues to slow in the WAAR area.** There were 308 sales in the month of July, 20 fewer sales than the previous year, decreasing by 6.1%. York County was the local market with the biggest drop-in activity with 28 fewer home sales than last year (-24.6%). James City County had a surge in sales this month with 24 additional sales (+17.8%).
- › **In the WAAR footprint, the number of pending sales fell for the third consecutive month, reflecting cooling market conditions.** There were 206 pending sales in the WAAR region in July, 53 fewer pending sales than the year before, declining by 20.5%. Pending sales activity decreased in York County with 31 fewer pending sales (-40.8%) and James City County with 17 fewer pending sales than last July (-14.2%).
- › **Home prices in the WAAR region climbed up this month.** The median home price was \$451,700 in the area, 2.8% higher than a year ago, a \$12,200 price gain. Homes that sold in New Kent County increased \$75,000 (median) from last year (+18.5%) while Charles City County saw a \$15,000 reduction in the median sales price (-4.8%).
- › **Supply in the WAAR footprint expanded in July.** There were 623 active listings at the end of July, 16.2% more than the previous year, an additional 87 listings on the market. Most of the listing growth was in James City County (+29.7%) and York County (+23.9%). The number of active listings dropped in Williamsburg compared to last year (-28.1%).



### WAAR Market Dashboard

YoY Chg	Jul-24	Indicator
▼ -6.1%	308	Sales
▼ -20.5%	206	Pending Sales
▲ 13.0%	364	New Listings
▲ 4.4%	\$488,744	Average List Price
▲ 4.5%	\$491,374	Average Sales Price
▲ 2.8%	\$451,700	Median Sales Price
▲ 4.7%	\$211	Average Price Per Square Foot
▼ -1.9%	\$151.3	Sold Dollar Volume (in millions)
▼ -0.2%	100.5%	Average Sold/Ask Price Ratio
▼ -2.3%	23	Average Days on Market
▲ 21.4%	9	Median Days on Market
▲ 16.2%	623	Active Listings
▲ 29.6%	2.3	Months of Supply

### INTEREST RATE TRACKER



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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.**

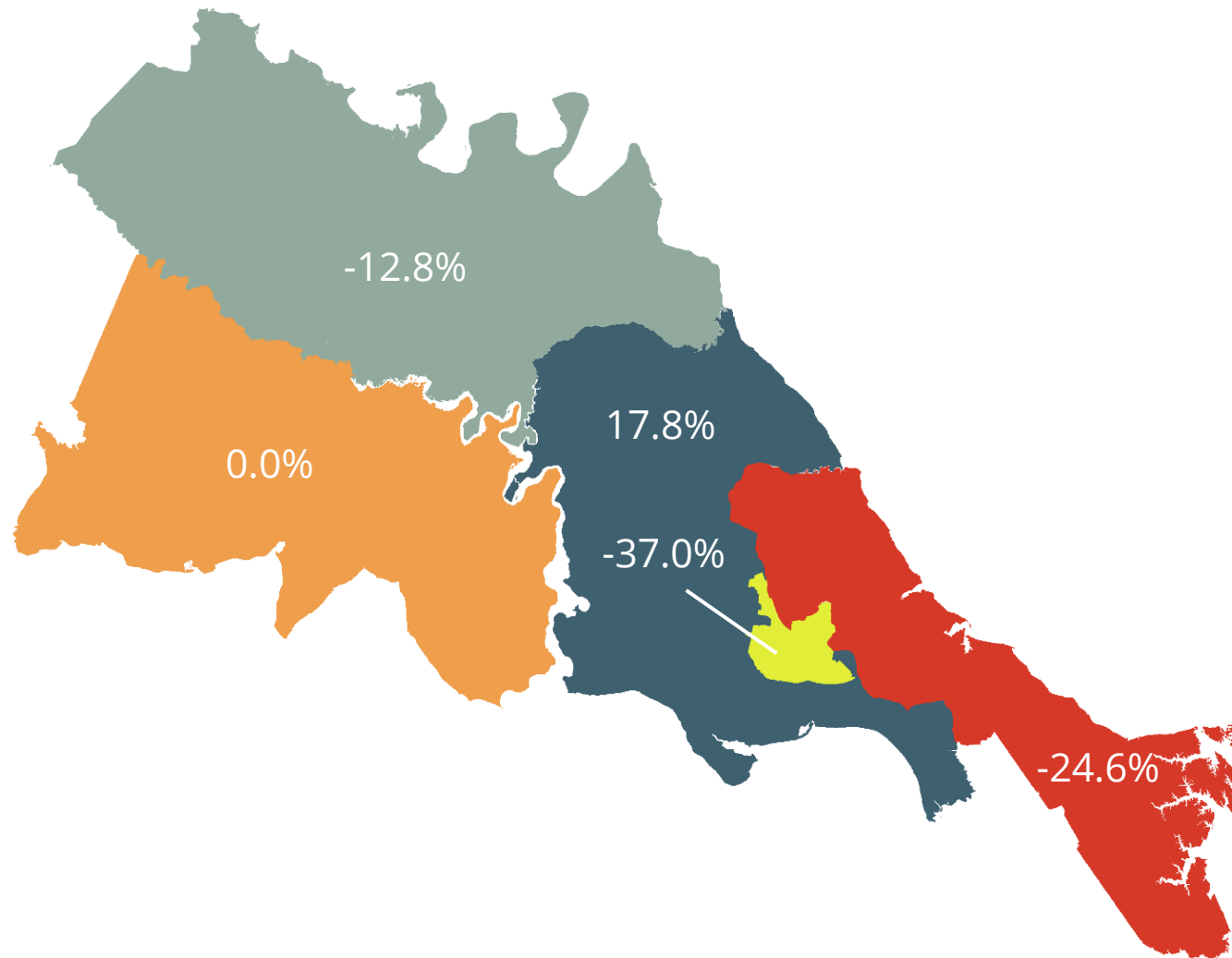
REALTORS® are well-informed about critical factors that affect your specific market area – such as changes in market conditions, consumer attitudes and interest rates.

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

Contact an experienced REALTOR®.



# Market Activity - WAAR Footprint



Jurisdiction	Total Sales		
	Jul-23	Jul-24	% Chg
Charles City County	5	5	0.0%
James City County	135	159	17.8%
New Kent County	47	41	-12.8%
Williamsburg	27	17	-37.0%
York County	114	86	-24.6%
<b>WAAR</b>	<b>328</b>	<b>308</b>	<b>-6.1%</b>

# Total Market Overview



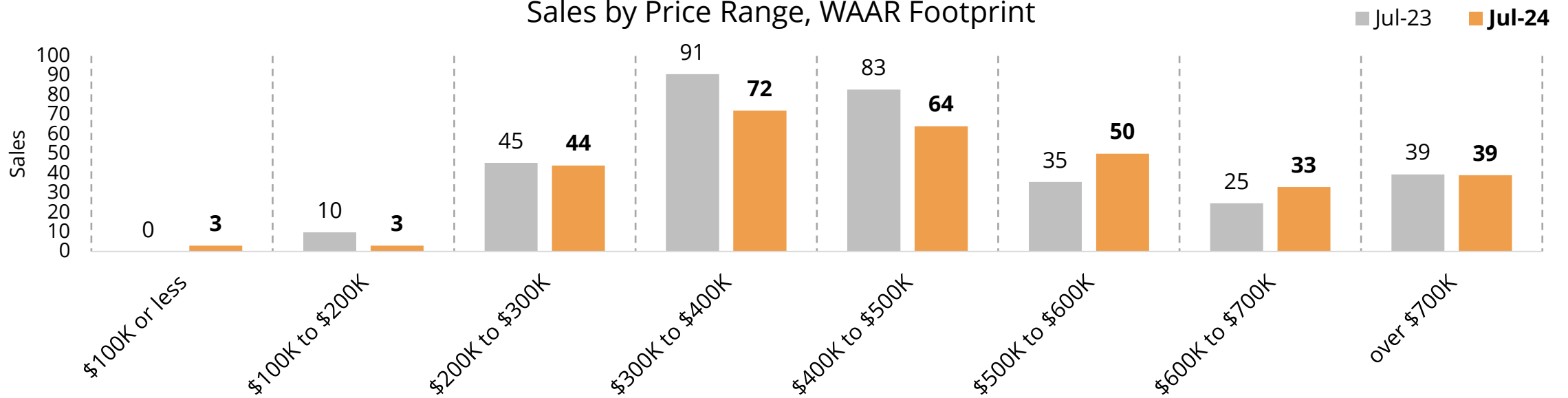
Key Metrics	2-year Trends		Jul-23	Jul-24	YoY Chg	2023 YTD	2024 YTD	YoY Chg
	Jul-22	Jul-24						
Sales			328	<b>308</b>	-6.1%	2,012	<b>1,897</b>	-5.7%
Pending Sales			259	<b>206</b>	-20.5%	1,825	<b>1,715</b>	-6.0%
New Listings			322	<b>364</b>	13.0%	2,382	<b>2,310</b>	-3.0%
Average List Price			\$468,261	<b>\$488,744</b>	4.4%	\$451,171	<b>\$477,518</b>	5.8%
Average Sales Price			\$470,170	<b>\$491,374</b>	4.5%	\$453,760	<b>\$478,853</b>	5.5%
Median Sales Price			\$439,500	<b>\$451,700</b>	2.8%	\$412,000	<b>\$429,435</b>	4.2%
Average Price Per Square Foot			\$202	<b>\$211</b>	4.7%	\$201	<b>\$211</b>	5.1%
Sold Dollar Volume (in millions)			\$154.2	<b>\$151.3</b>	-1.9%	\$913.8	<b>\$907.5</b>	-0.7%
Average Sold/Ask Price Ratio			100.7%	<b>100.5%</b>	-0.2%	100.8%	<b>100.5%</b>	-0.3%
Average Days on Market			24	<b>23</b>	-2.3%	28	<b>30</b>	5.9%
Median Days on Market			7	<b>9</b>	21.4%	7	<b>10</b>	42.9%
Active Listings			536	<b>623</b>	16.2%	n/a	<b>n/a</b>	n/a
Months of Supply			1.8	<b>2.3</b>	29.6%	n/a	<b>n/a</b>	n/a

Source: Virginia REALTORS®, data accessed August 15, 2024

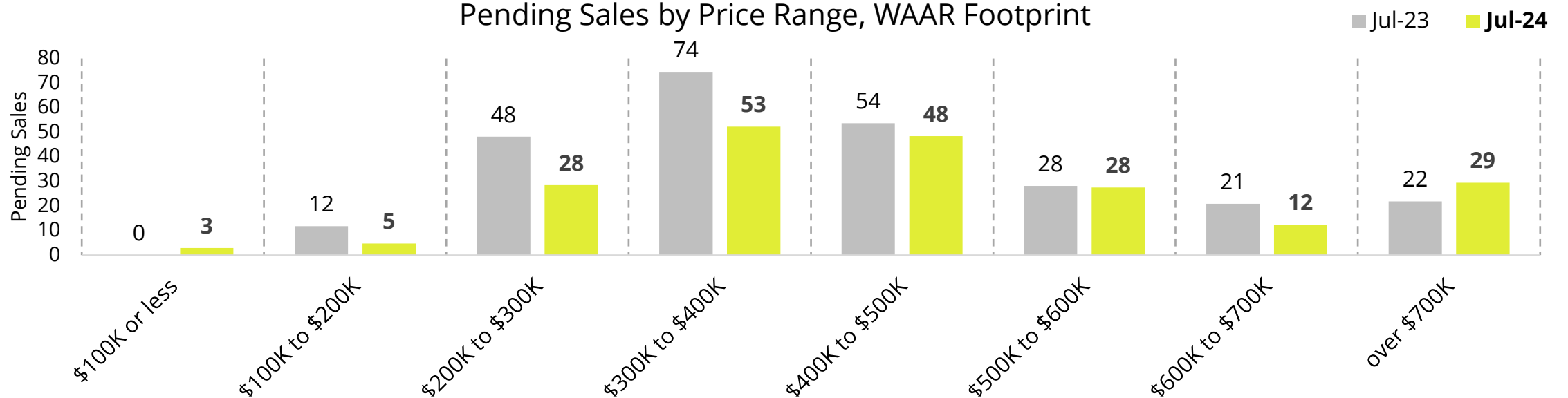
# Total Market by Price Range Overview



Sales by Price Range, WAAR Footprint

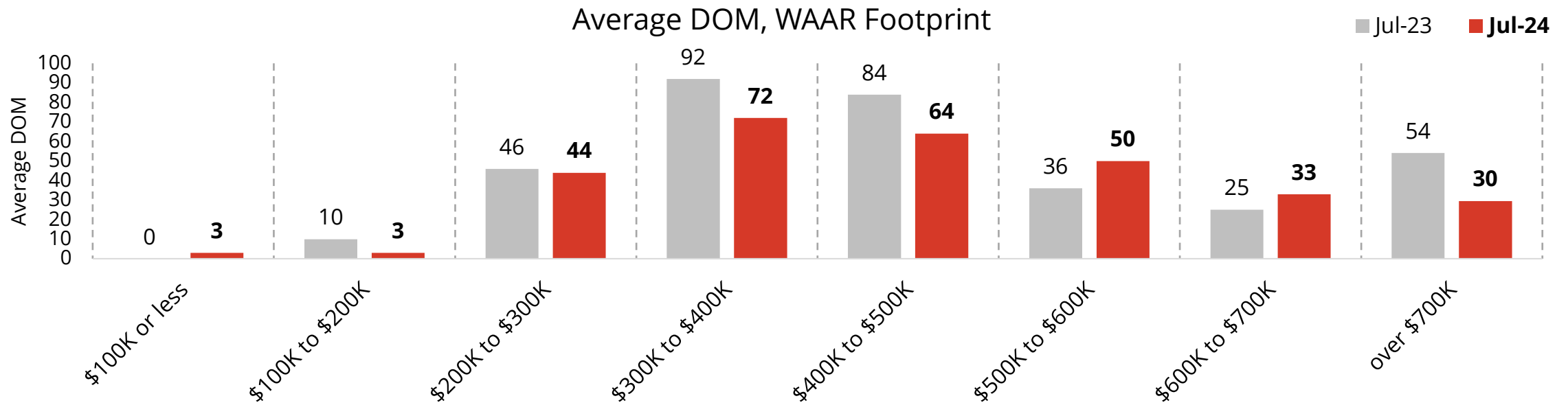


Pending Sales by Price Range, WAAR Footprint



Source: Virginia REALTORS®, data accessed August 15, 2024

# Total Market by Price Range Overview



# Single-Family Detached Market Overview



Key Metrics	2-year Trends		Jul-23	Jul-24	YoY Chg	2023 YTD	2024 YTD	YoY Chg
	Jul-22	Jul-24						
Sales			260	<b>246</b>	-5.4%	1,628	<b>1,535</b>	-5.7%
Pending Sales			216	<b>179</b>	-17.1%	1,543	<b>1,471</b>	-4.7%
New Listings			266	<b>305</b>	14.7%	1,969	<b>1,937</b>	-1.6%
Average List Price			\$505,270	<b>\$520,740</b>	3.1%	\$484,087	<b>\$508,097</b>	5.0%
Average Sales Price			\$506,921	<b>\$524,216</b>	3.4%	\$486,765	<b>\$509,785</b>	4.7%
Median Sales Price			\$467,015	<b>\$496,000</b>	6.2%	\$445,000	<b>\$461,000</b>	3.6%
Average Price Per Square Foot			\$203	<b>\$212</b>	4.6%	\$203	<b>\$213</b>	4.7%
Sold Dollar Volume (in millions)			\$131.8	<b>\$129.0</b>	-2.2%	\$792.9	<b>\$781.2</b>	-1.5%
Average Sold/Ask Price Ratio			100.5%	<b>100.7%</b>	0.1%	100.8%	<b>100.5%</b>	-0.2%
Average Days on Market			25	<b>25</b>	-0.1%	28	<b>31</b>	10.5%
Median Days on Market			7	<b>8</b>	14.3%	7	<b>9</b>	28.6%
Active Listings			431	<b>524</b>	21.6%	n/a	<b>n/a</b>	n/a
Months of Supply			1.8	<b>2.4</b>	34.9%	n/a	<b>n/a</b>	n/a

Source: Virginia REALTORS®, data accessed August 15, 2024



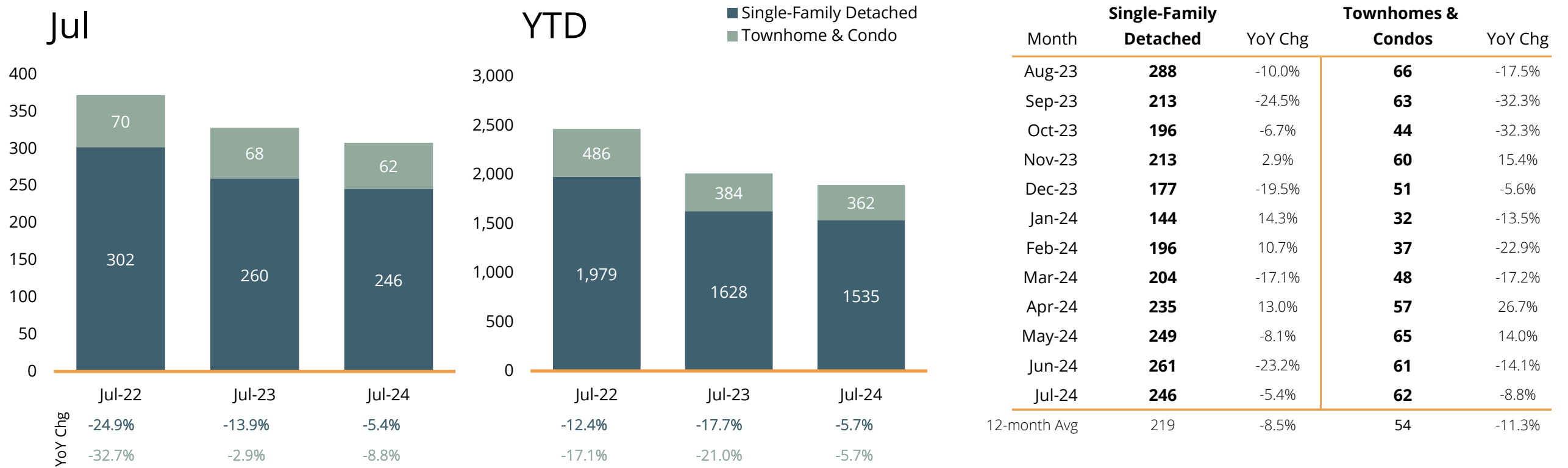
# Townhome & Condo Market Overview



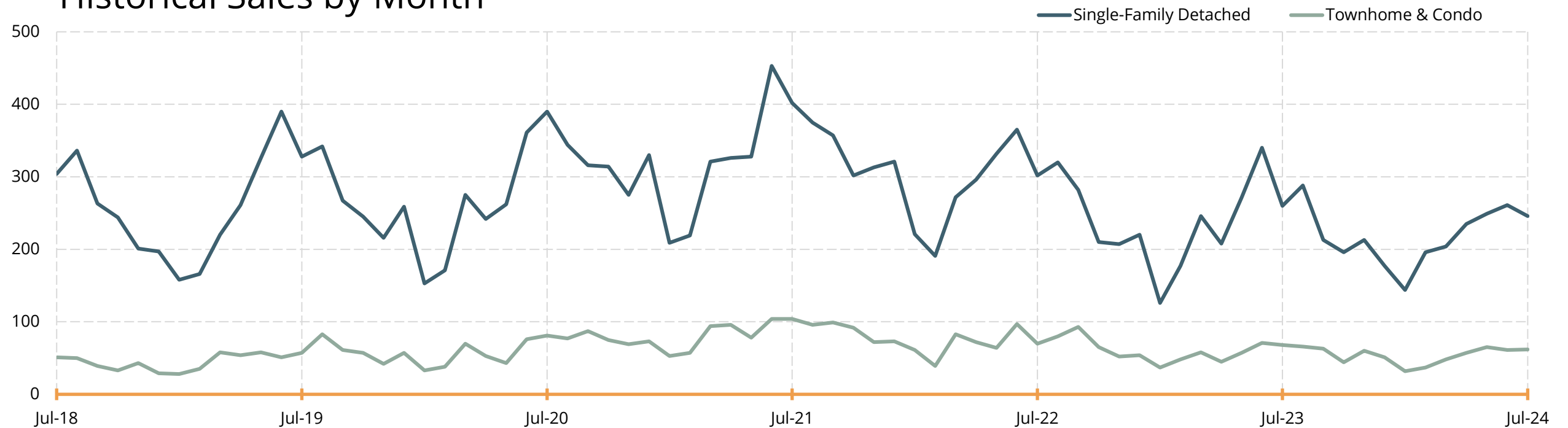
Key Metrics	2-year Trends		Jul-23	Jul-24	YoY Chg	2023 YTD	2024 YTD	YoY Chg
	Jul-22	Jul-24						
Sales			68	<b>62</b>	-8.8%	384	<b>362</b>	-5.7%
Pending Sales			43	<b>27</b>	-37.2%	282	<b>244</b>	-13.5%
New Listings			56	<b>59</b>	5.4%	413	<b>373</b>	-9.7%
Average List Price			\$326,758	<b>\$361,792</b>	10.7%	\$311,786	<b>\$349,325</b>	12.0%
Average Sales Price			\$329,650	<b>\$361,068</b>	9.5%	\$314,003	<b>\$349,179</b>	11.2%
Median Sales Price			\$319,338	<b>\$346,000</b>	8.3%	\$312,000	<b>\$345,000</b>	10.6%
Average Price Per Square Foot			\$193	<b>\$207</b>	6.9%	\$181	<b>\$197</b>	8.6%
Sold Dollar Volume (in millions)			\$22.4	<b>\$22.4</b>	-0.1%	\$120.9	<b>\$126.3</b>	4.4%
Average Sold/Ask Price Ratio			101.2%	<b>99.9%</b>	-1.2%	100.9%	<b>100.1%</b>	-0.8%
Average Days on Market			21	<b>18</b>	-13.1%	31	<b>27</b>	-11.8%
Median Days on Market			8	<b>9</b>	20.0%	8	<b>12</b>	50.0%
Active Listings			105	<b>99</b>	-5.7%	n/a	<b>n/a</b>	n/a
Months of Supply			1.7	<b>1.8</b>	7.0%	n/a	<b>n/a</b>	n/a

Source: Virginia REALTORS®, data accessed August 15, 2024

# Sales

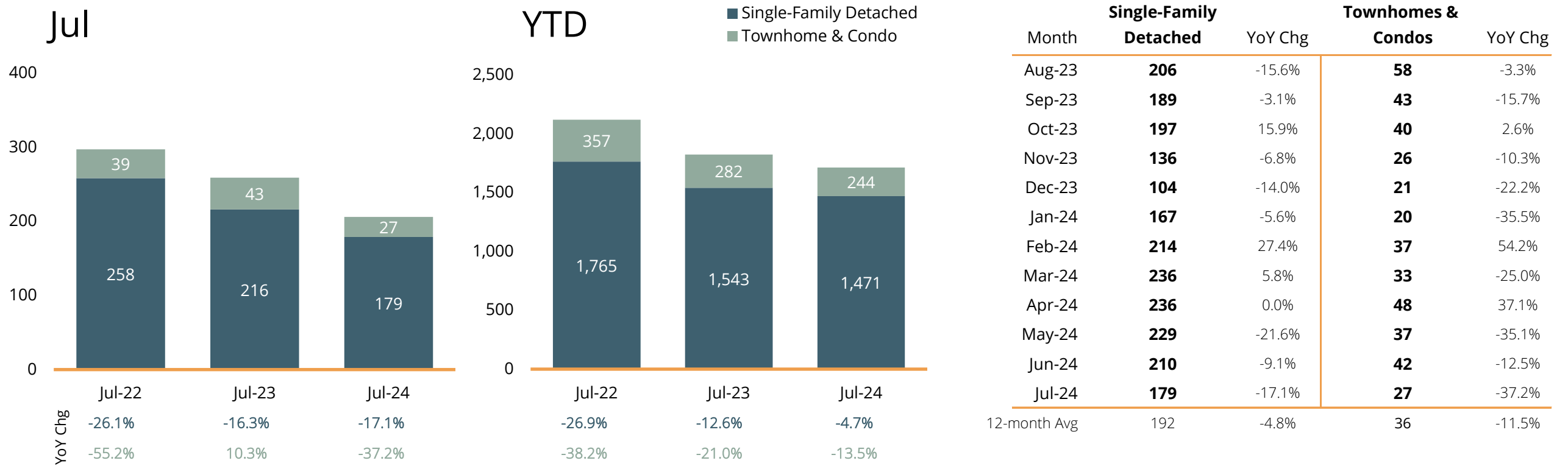


## Historical Sales by Month

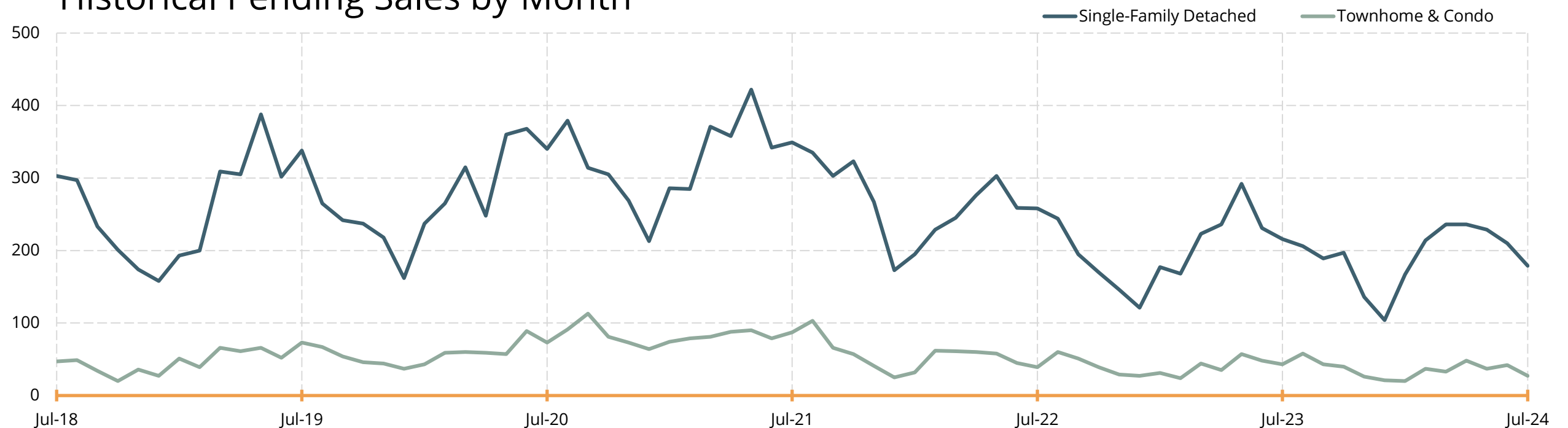


Source: Virginia REALTORS®, data accessed August 15, 2024

# Pending Sales

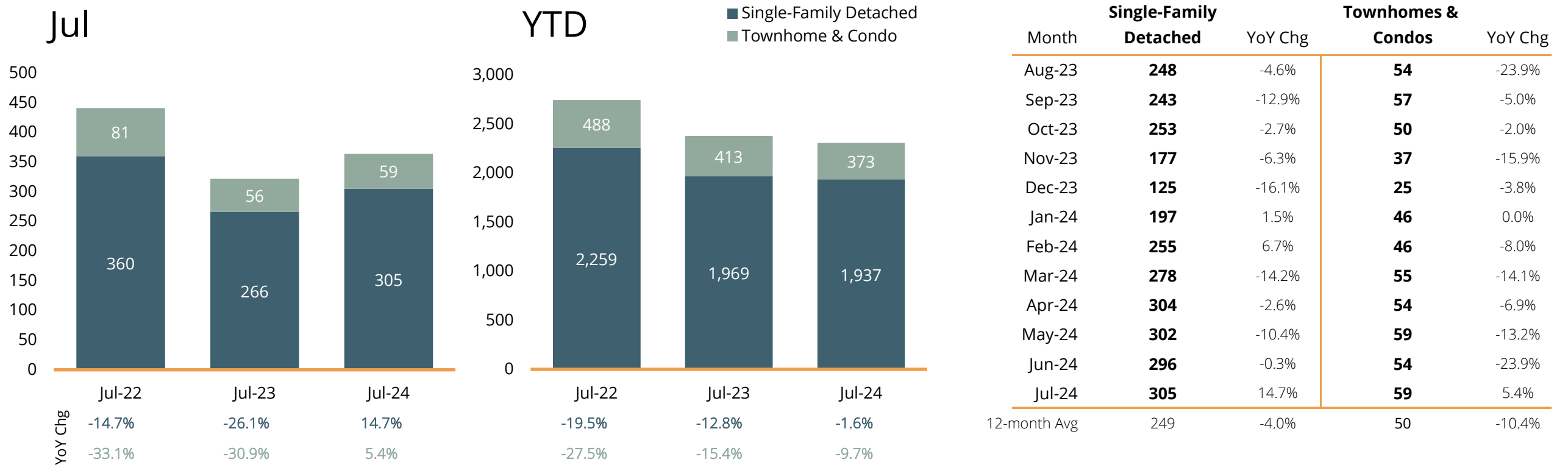


## Historical Pending Sales by Month

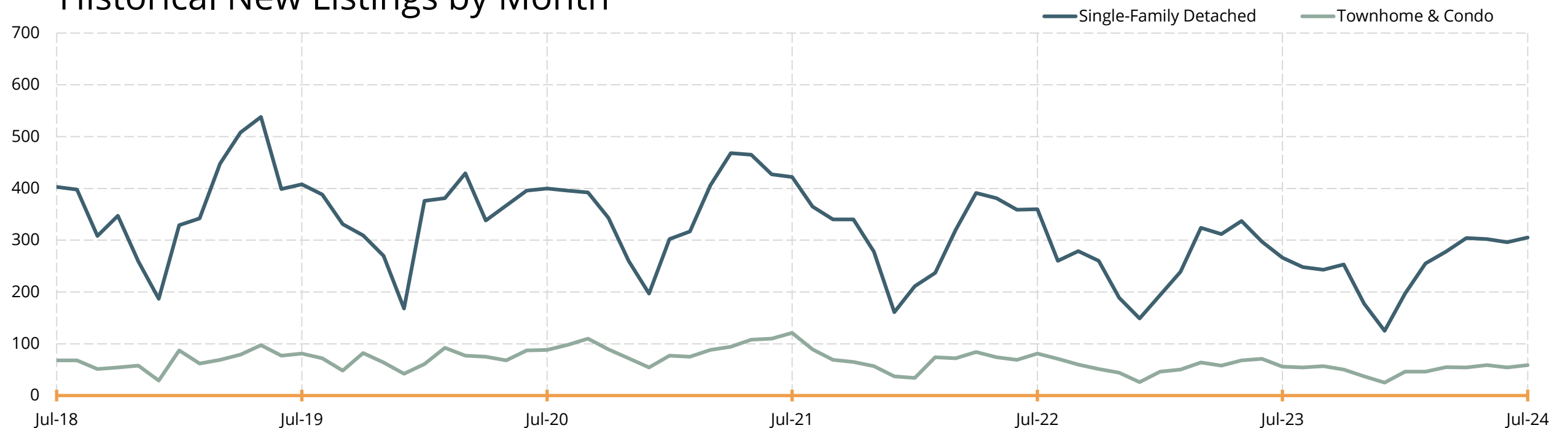


Source: Virginia REALTORS®, data accessed August 15, 2024

# New Listings

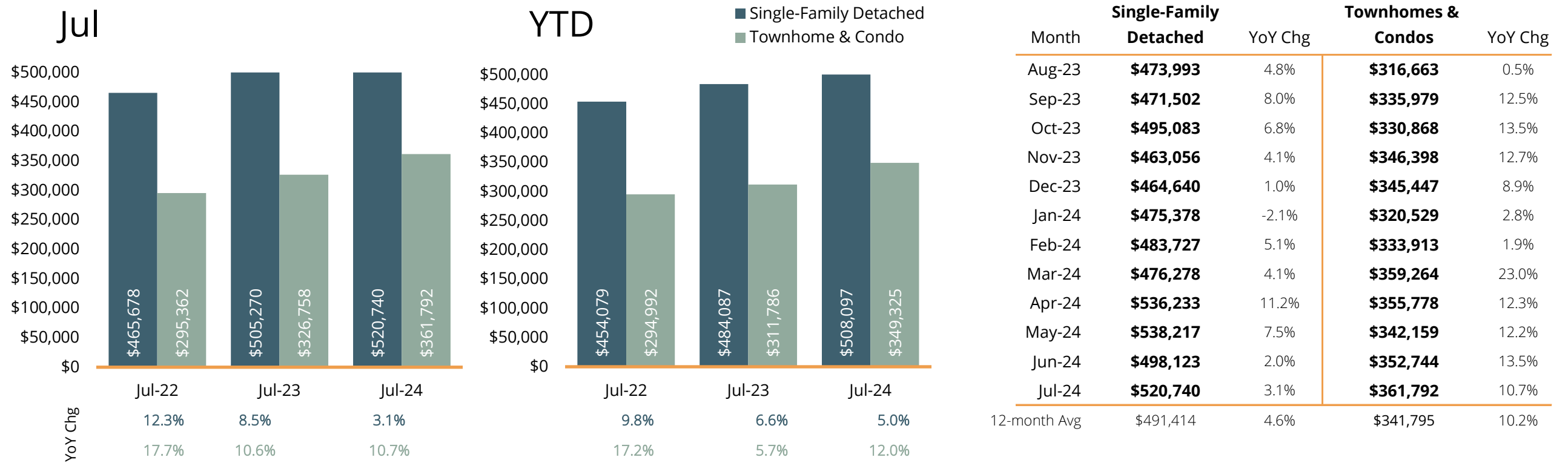


## Historical New Listings by Month

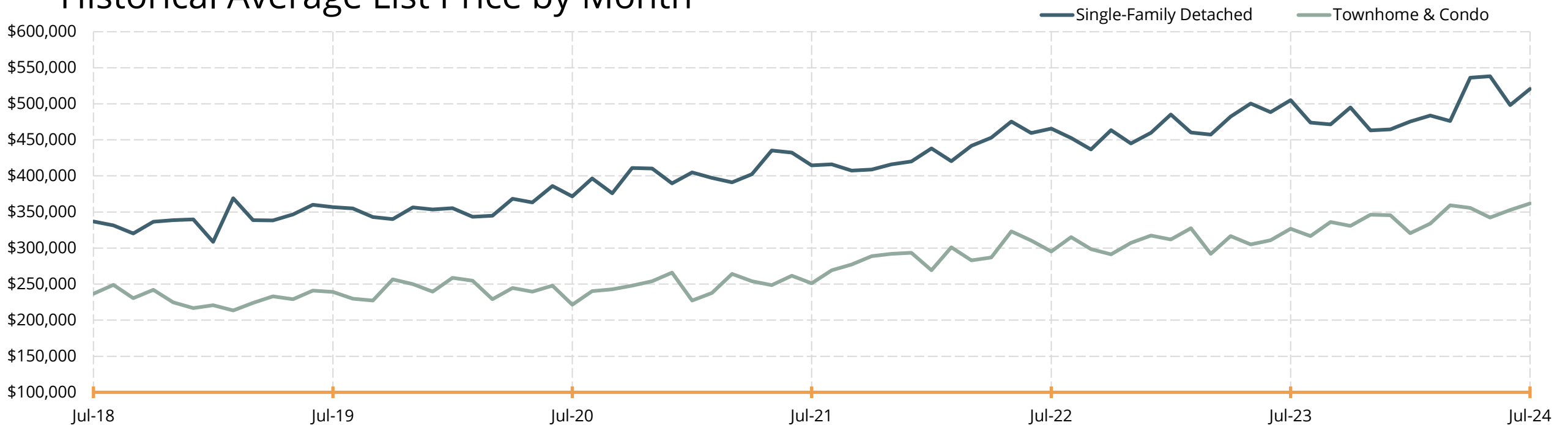


Source: Virginia REALTORS®, data accessed August 15, 2024

# Average List Price

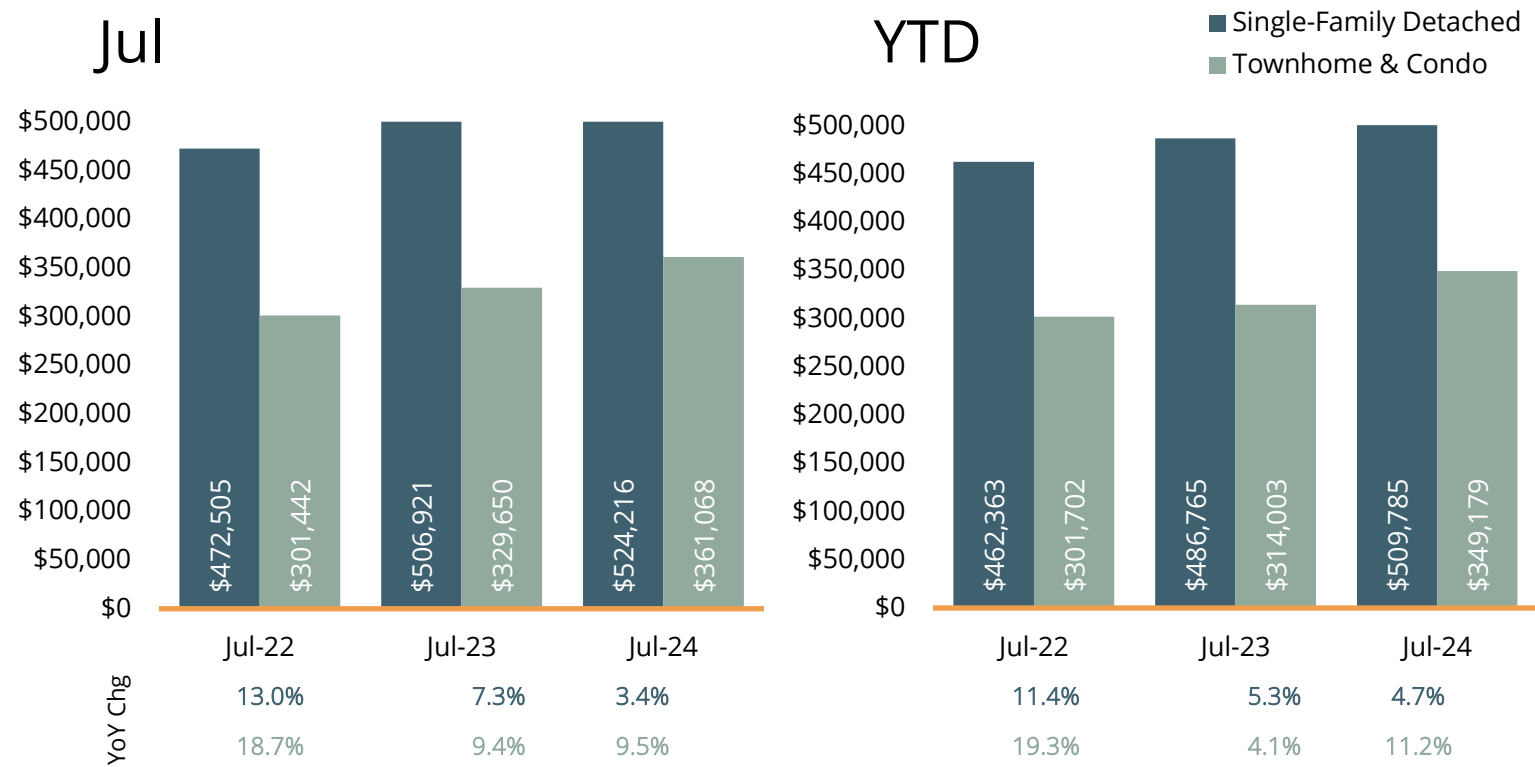


## Historical Average List Price by Month



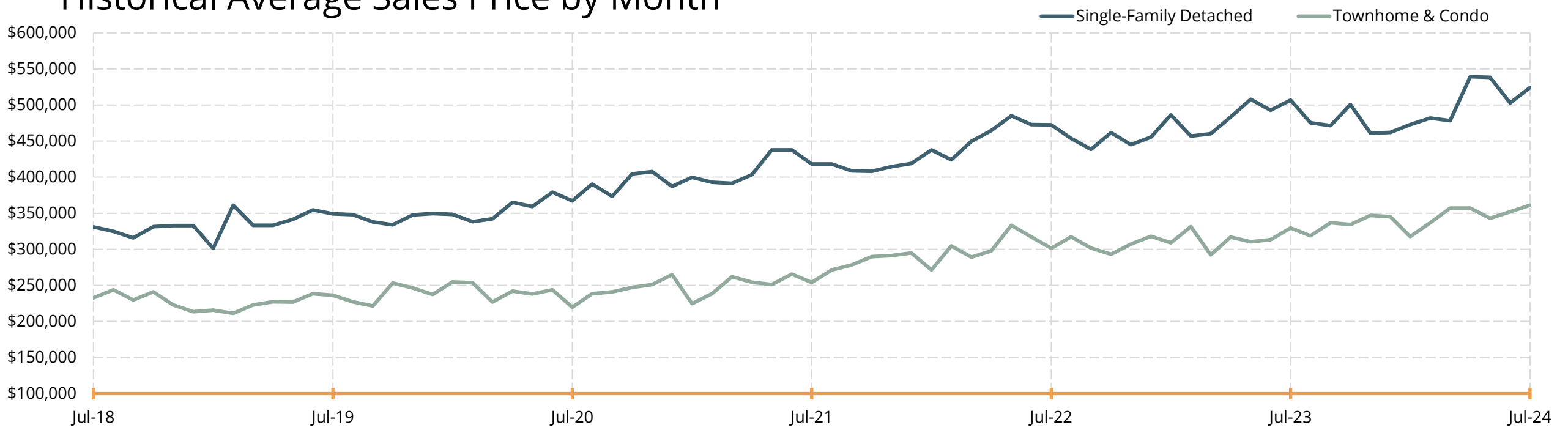
Source: Virginia REALTORS®, data accessed August 15, 2024

# Average Sales Price



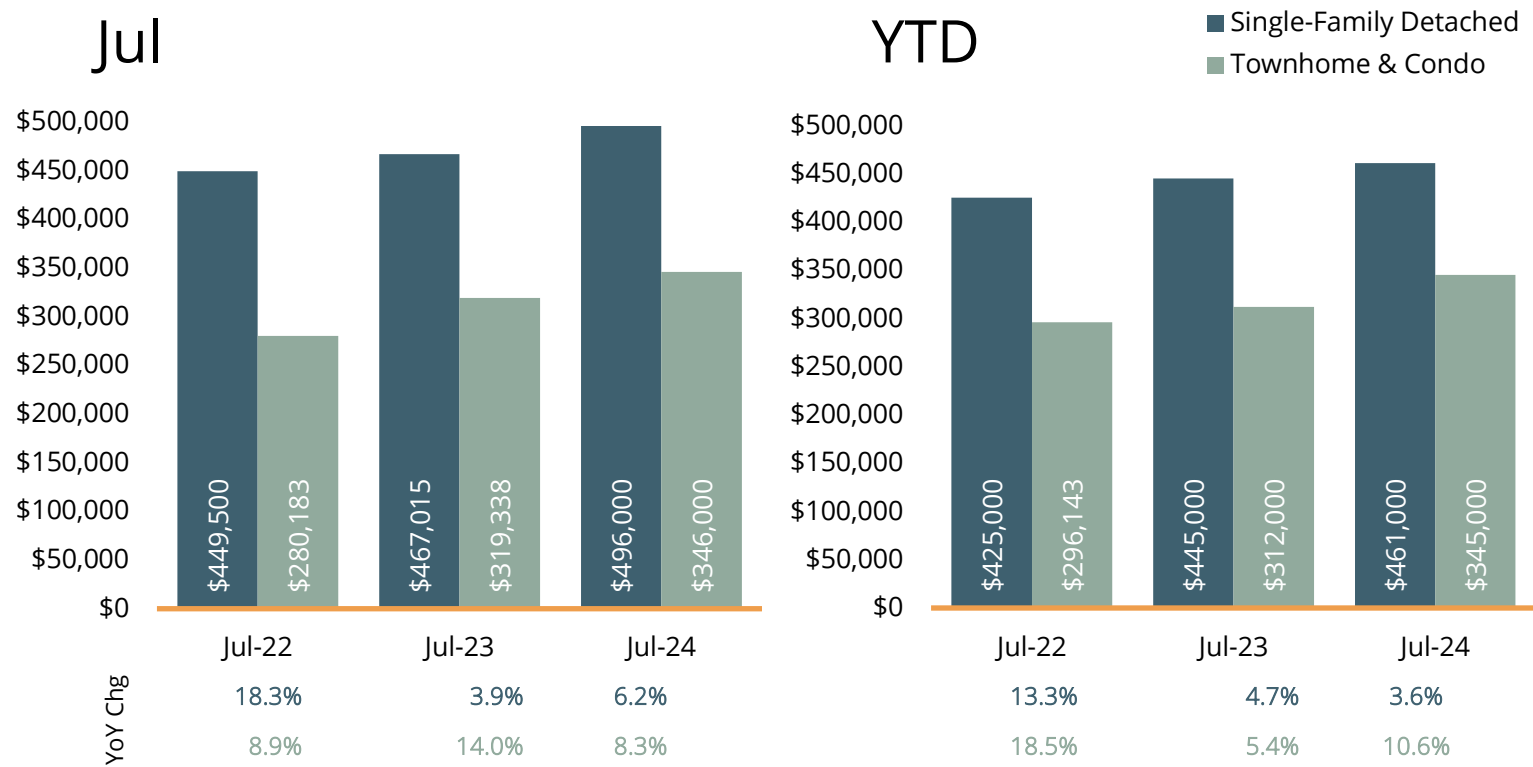
Month	Single-Family		Townhomes & Condos	
	Detached	YoY Chg	Condos	YoY Chg
Aug-23	\$475,428	4.8%	\$318,912	0.5%
Sep-23	\$471,339	7.5%	\$336,850	11.6%
Oct-23	\$500,720	8.5%	\$334,218	14.1%
Nov-23	\$460,989	3.6%	\$347,122	13.1%
Dec-23	\$462,075	1.4%	\$345,144	8.5%
Jan-24	\$473,038	-2.7%	\$317,783	2.9%
Feb-24	\$482,103	5.5%	\$336,723	1.6%
Mar-24	\$478,364	3.9%	\$357,246	22.2%
Apr-24	\$539,336	11.6%	\$357,203	12.7%
May-24	\$538,368	6.0%	\$342,864	10.4%
Jun-24	\$502,804	2.1%	\$351,963	12.3%
Jul-24	\$524,216	3.4%	\$361,068	9.5%
12-month Avg	\$492,398	4.6%	\$342,258	9.8%

## Historical Average Sales Price by Month



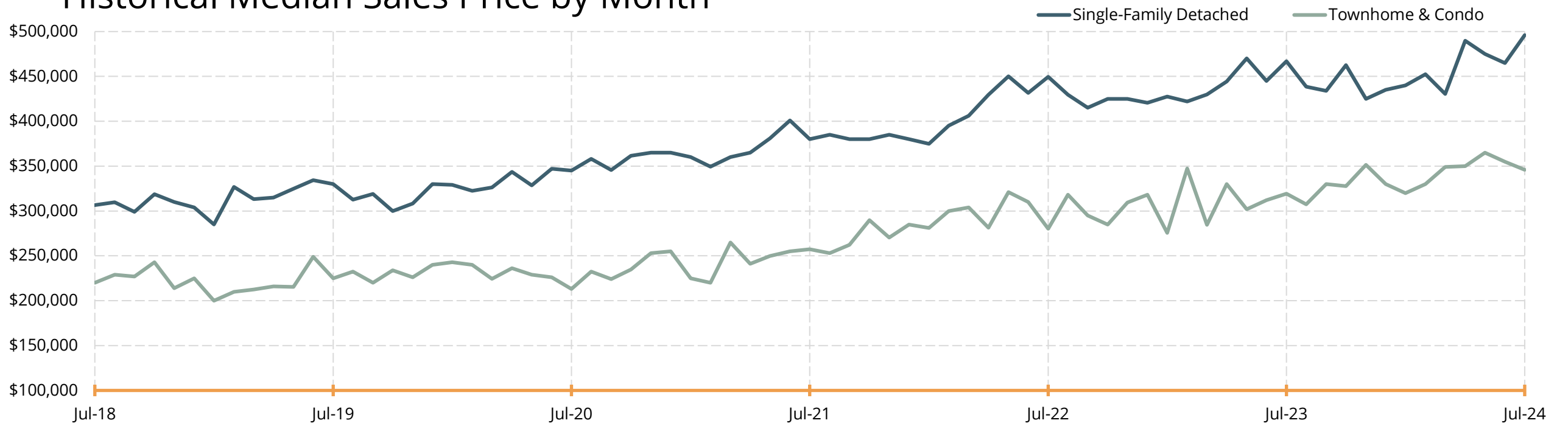
Source: Virginia REALTORS®, data accessed August 15, 2024

# Median Sales Price



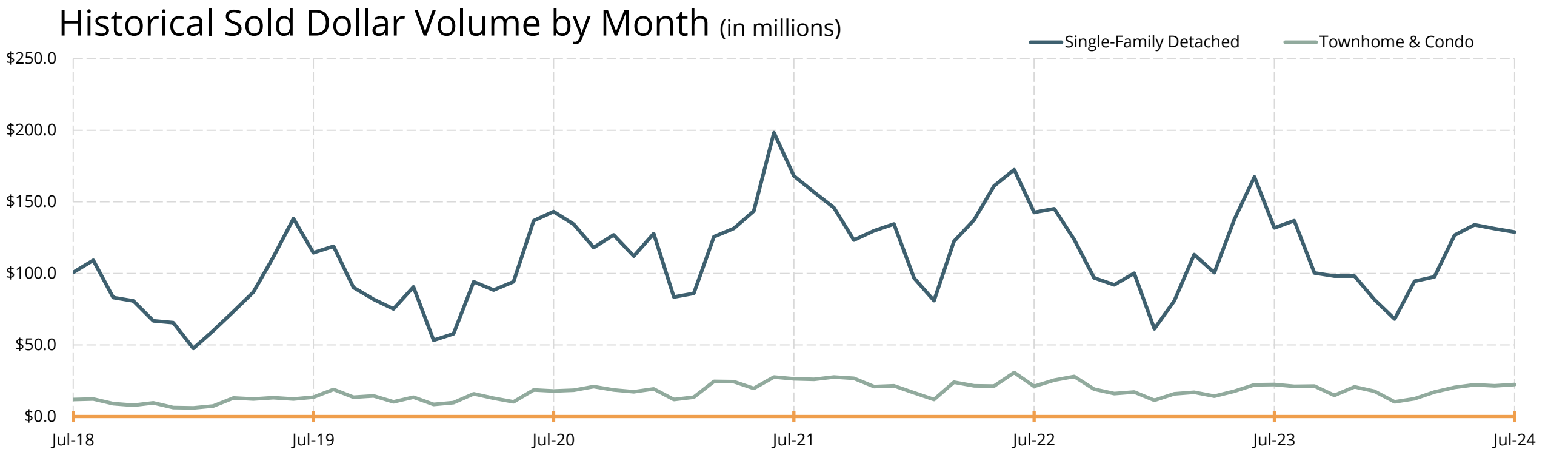
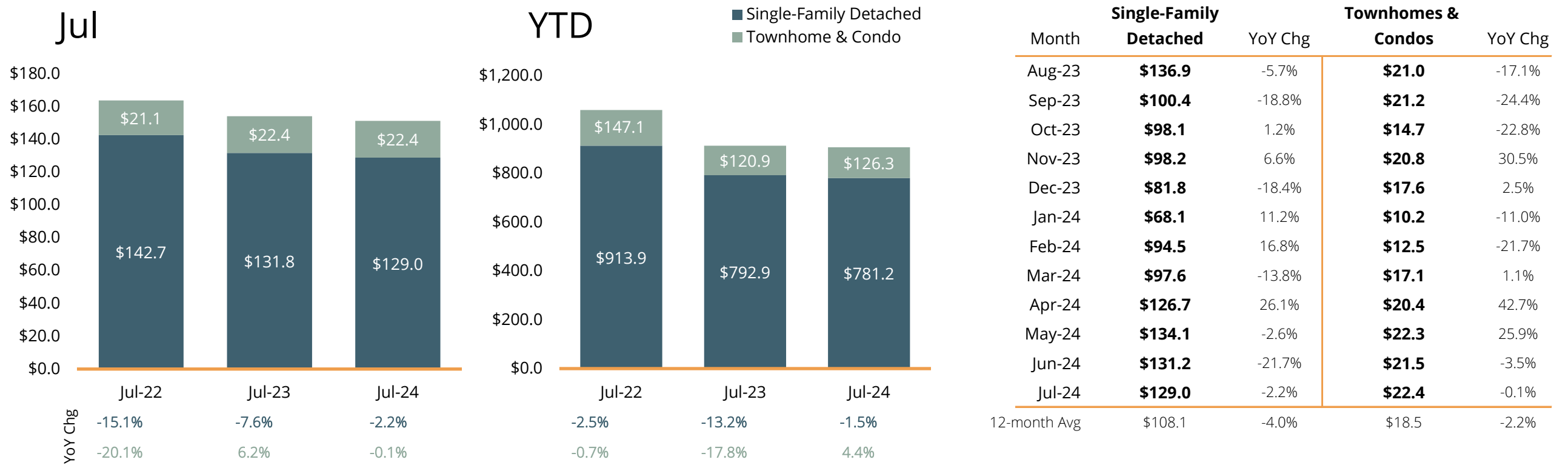
Month	Single-Family		Townhomes & Condos	
	Detached	YoY Chg	Condos	YoY Chg
Aug-23	\$438,658	2.1%	\$307,500	-3.3%
Sep-23	\$434,000	4.6%	\$330,000	11.9%
Oct-23	\$462,480	8.8%	\$327,640	15.0%
Nov-23	\$425,000	0.0%	\$351,495	13.6%
Dec-23	\$435,000	3.5%	\$330,000	3.7%
Jan-24	\$440,000	2.9%	\$319,950	16.1%
Feb-24	\$452,500	7.2%	\$330,000	-5.0%
Mar-24	\$430,465	0.1%	\$349,000	22.7%
Apr-24	\$489,850	10.3%	\$350,000	6.1%
May-24	\$475,000	1.1%	\$365,000	20.9%
Jun-24	\$465,000	4.5%	\$355,000	13.8%
Jul-24	\$496,000	6.2%	\$346,000	8.3%
12-month Avg	\$453,663	4.3%	\$338,465	9.9%

## Historical Median Sales Price by Month



Source: Virginia REALTORS®, data accessed August 15, 2024

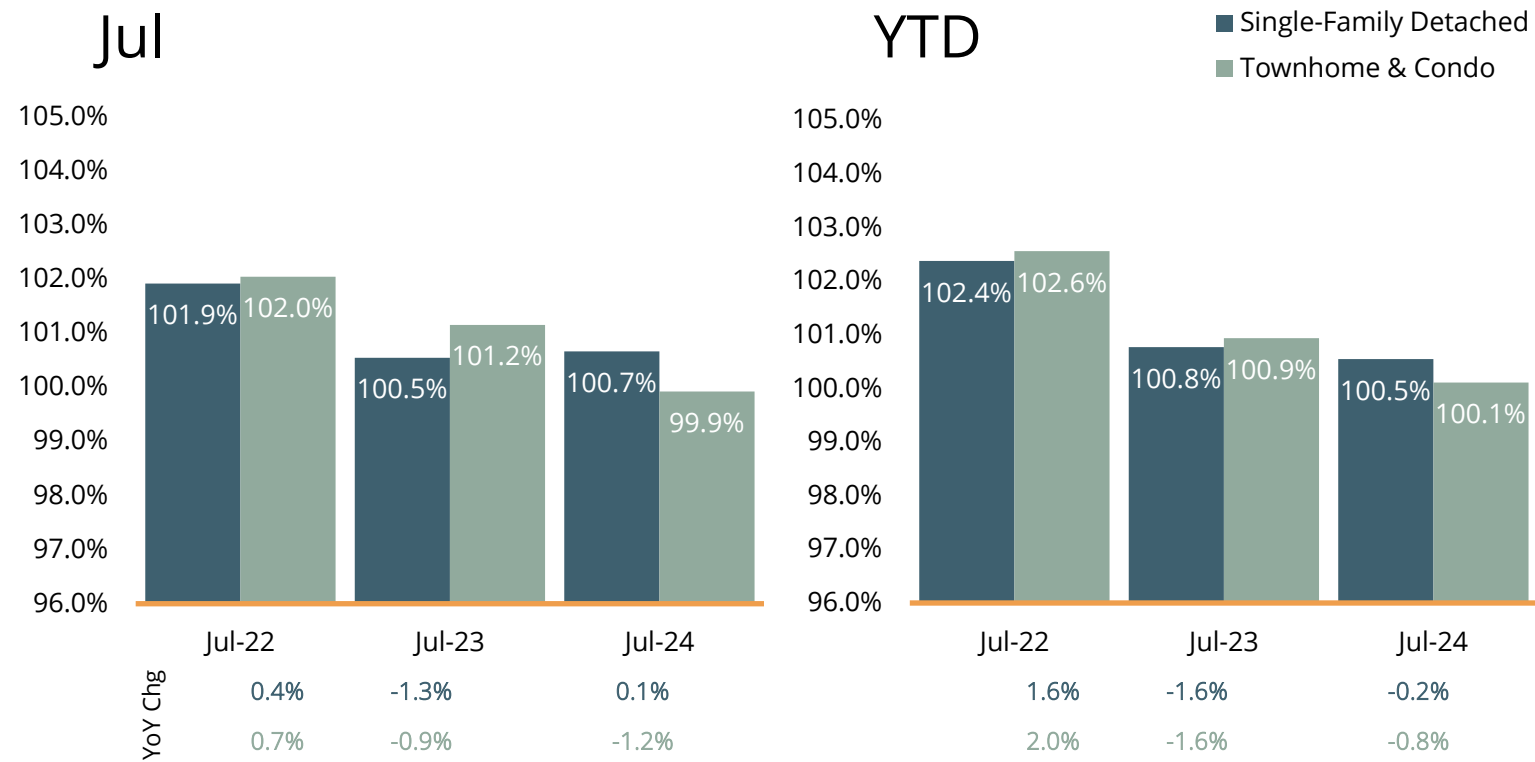
# Sold Dollar Volume (in millions)



Source: Virginia REALTORS®, data accessed August 15, 2024

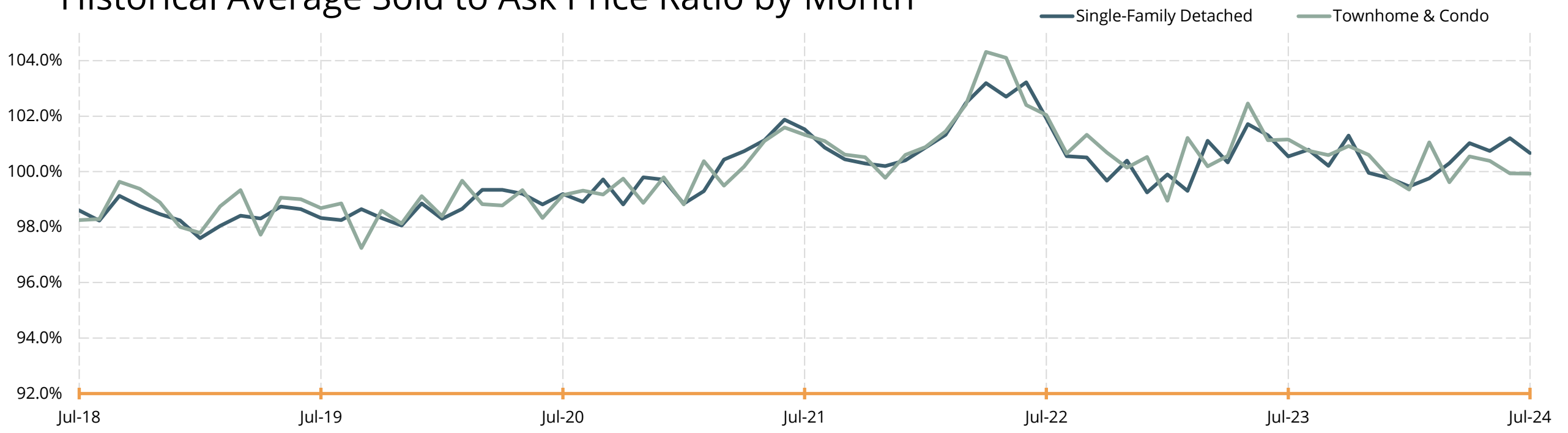


# Average Sold to Ask Price Ratio



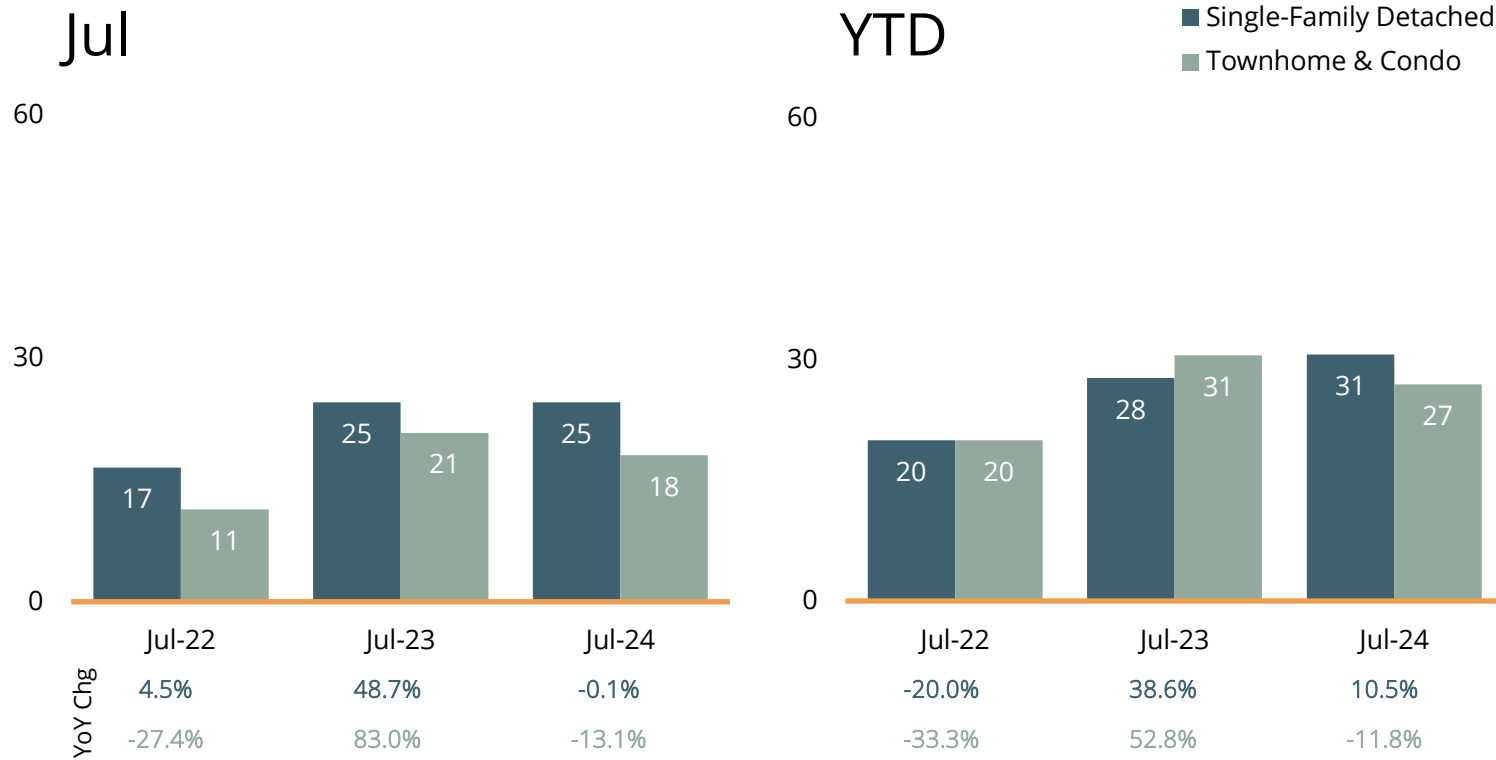
Month	Single-Family		Townhomes & Condos	
	Detached	YoY Chg	Condos	YoY Chg
Aug-23	<b>100.8%</b>	0.2%	<b>100.8%</b>	0.1%
Sep-23	<b>100.2%</b>	-0.3%	<b>100.6%</b>	-0.7%
Oct-23	<b>101.3%</b>	1.6%	<b>100.9%</b>	0.2%
Nov-23	<b>100.0%</b>	-0.4%	<b>100.6%</b>	0.5%
Dec-23	<b>99.8%</b>	0.5%	<b>99.8%</b>	-0.7%
Jan-24	<b>99.5%</b>	-0.4%	<b>99.3%</b>	0.4%
Feb-24	<b>99.8%</b>	0.5%	<b>101.1%</b>	-0.2%
Mar-24	<b>100.3%</b>	-0.8%	<b>99.6%</b>	-0.6%
Apr-24	<b>101.0%</b>	0.7%	<b>100.6%</b>	0.0%
May-24	<b>100.7%</b>	-1.0%	<b>100.4%</b>	-2.0%
Jun-24	<b>101.2%</b>	-0.1%	<b>99.9%</b>	-1.2%
Jul-24	<b>100.7%</b>	0.1%	<b>99.9%</b>	-1.2%
12-month Avg	100.4%	0.0%	100.3%	-0.5%

## Historical Average Sold to Ask Price Ratio by Month



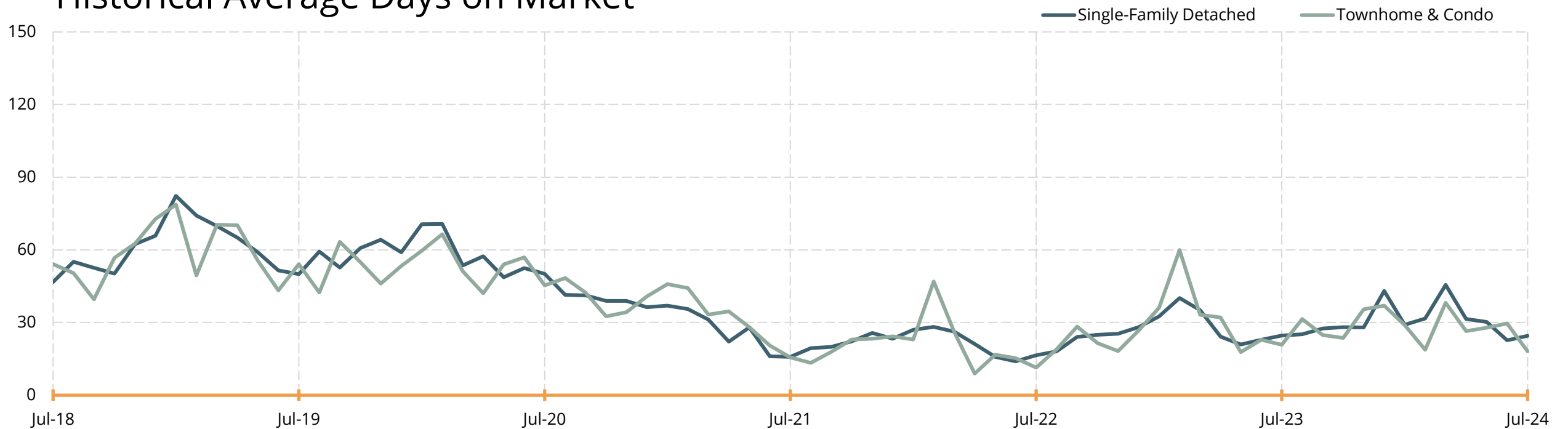
Source: Virginia REALTORS®, data accessed August 15, 2024

# Average Days on Market



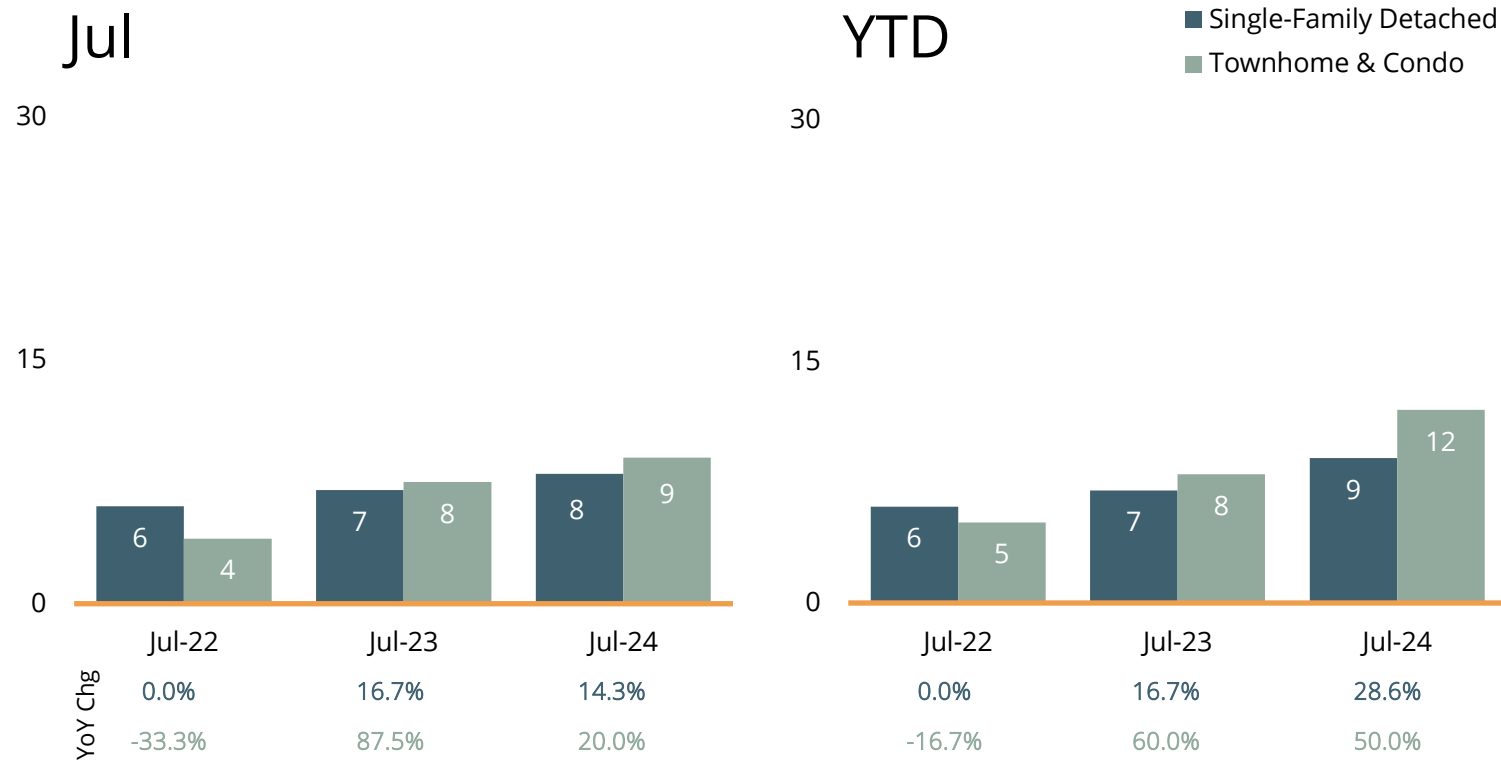
Month	Single-Family		Townhomes & Condos	
	Detached	YoY Chg	Condos	YoY Chg
Aug-23	25	39.1%	31	65.7%
Sep-23	28	14.1%	25	-12.1%
Oct-23	28	12.6%	24	10.1%
Nov-23	28	10.2%	35	94.0%
Dec-23	43	53.5%	37	38.4%
Jan-24	29	-10.5%	29	-19.7%
Feb-24	32	-20.9%	19	-68.8%
Mar-24	46	29.7%	38	15.2%
Apr-24	31	30.0%	26	-17.6%
May-24	30	44.3%	28	57.3%
Jun-24	23	-0.6%	30	29.5%
Jul-24	25	-0.1%	18	-13.1%
12-month Avg	31	14.4%	28	1.1%

## Historical Average Days on Market



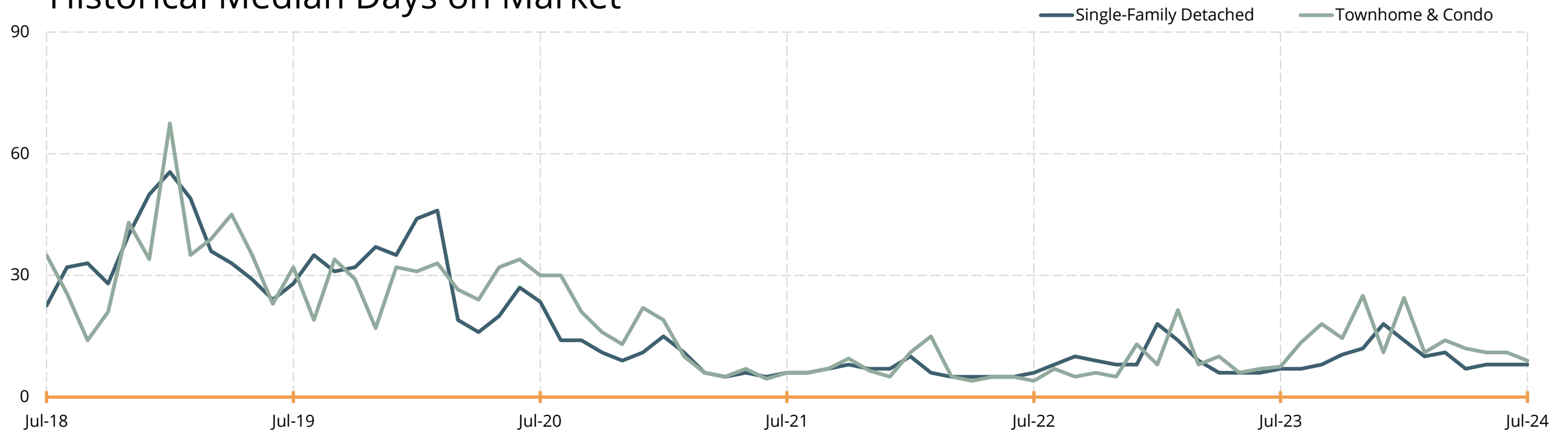
Source: Virginia REALTORS®, data accessed August 15, 2024

# Median Days on Market



Month	Single-Family		Townhomes & Condos	
	Detached	YoY Chg	Condos	YoY Chg
Aug-23	7	-12.5%	14	92.9%
Sep-23	8	-20.0%	18	260.0%
Oct-23	11	16.7%	15	141.7%
Nov-23	12	50.0%	25	400.0%
Dec-23	18	125.0%	11	-15.4%
Jan-24	14	-22.2%	25	206.3%
Feb-24	10	-28.6%	11	-48.8%
Mar-24	11	22.2%	14	75.0%
Apr-24	7	16.7%	12	20.0%
May-24	8	33.3%	11	83.3%
Jun-24	8	33.3%	11	57.1%
Jul-24	8	14.3%	9	20.0%
12-month Avg	10	11.5%	15	67.8%

## Historical Median Days on Market

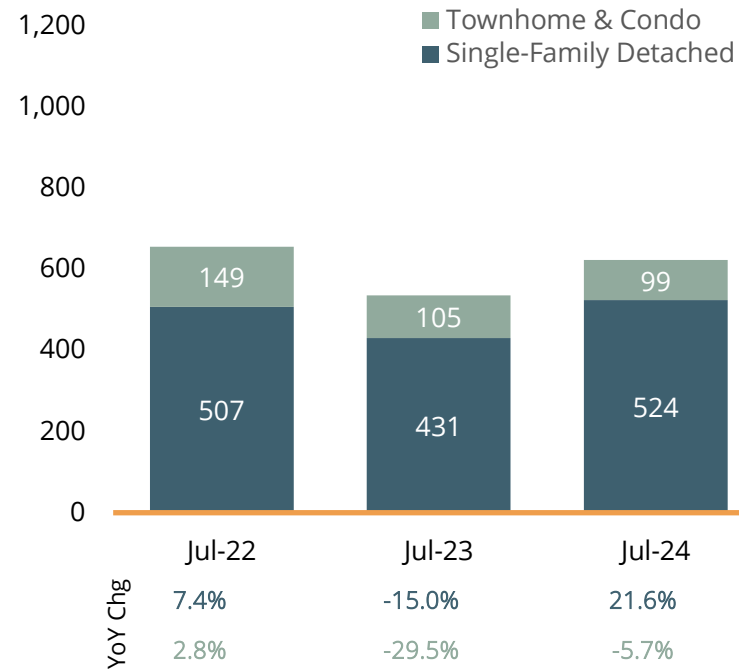


Source: Virginia REALTORS®, data accessed August 15, 2024

# Active Listings

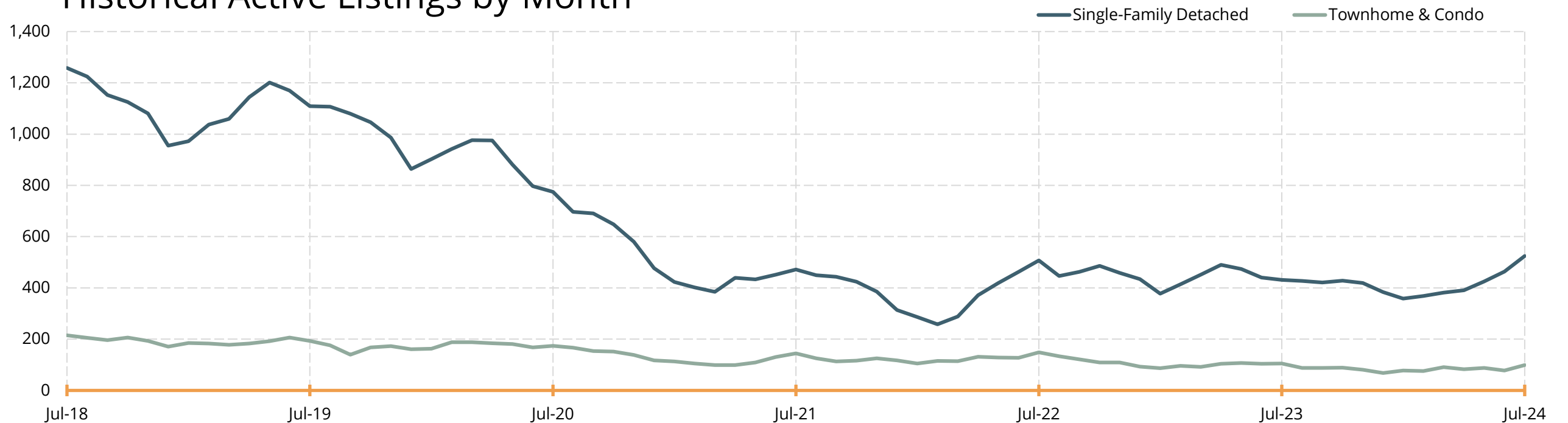


## Jul



Month	Single-Family		Townhomes & Condos	
	Detached	YoY Chg	Condos	YoY Chg
Aug-23	<b>427</b>	-4.3%	<b>88</b>	-33.8%
Sep-23	<b>421</b>	-9.1%	<b>88</b>	-27.3%
Oct-23	<b>428</b>	-11.9%	<b>89</b>	-18.3%
Nov-23	<b>419</b>	-8.7%	<b>81</b>	-25.7%
Dec-23	<b>384</b>	-11.5%	<b>68</b>	-26.9%
Jan-24	<b>358</b>	-5.3%	<b>78</b>	-10.3%
Feb-24	<b>368</b>	-11.1%	<b>76</b>	-20.8%
Mar-24	<b>382</b>	-15.3%	<b>91</b>	-1.1%
Apr-24	<b>391</b>	-20.2%	<b>83</b>	-20.2%
May-24	<b>425</b>	-10.3%	<b>88</b>	-17.8%
Jun-24	<b>464</b>	5.5%	<b>78</b>	-25.0%
Jul-24	<b>524</b>	21.6%	<b>99</b>	-5.7%
12-month Avg	416	-7.0%	84	-20.1%

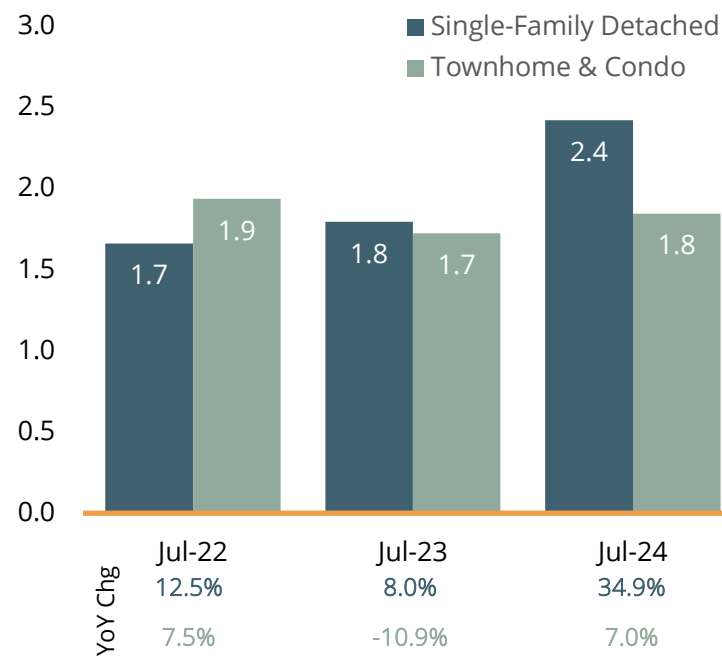
## Historical Active Listings by Month



# Months of Supply

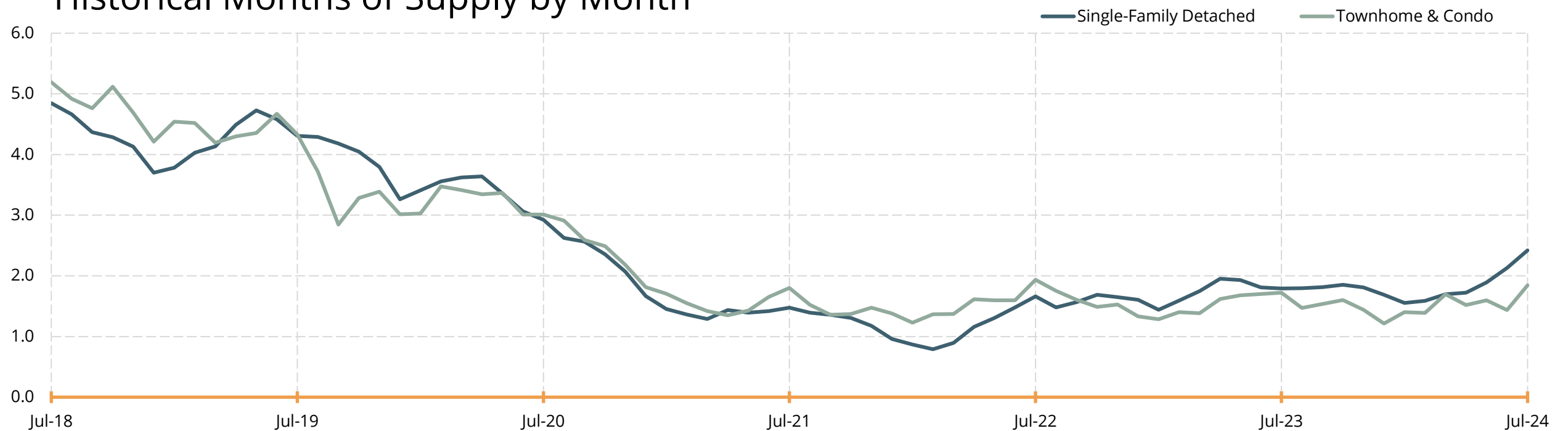


## Jul



Month	Single-Family		Townhomes & Condos	
	Detached	YoY Chg	Condos	YoY Chg
Aug-23	1.8	21.2%	1.5	-16.0%
Sep-23	1.8	15.7%	1.5	-4.3%
Oct-23	1.9	9.6%	1.6	7.5%
Nov-23	1.8	9.9%	1.4	-5.7%
Dec-23	1.7	5.1%	1.2	-8.9%
Jan-24	1.6	7.8%	1.4	9.1%
Feb-24	1.6	-0.3%	1.4	-0.8%
Mar-24	1.7	-2.8%	1.7	22.6%
Apr-24	1.7	-11.8%	1.5	-6.1%
May-24	1.9	-2.0%	1.6	-5.1%
Jun-24	2.1	17.8%	1.4	-15.6%
Jul-24	2.4	34.9%	1.8	7.0%
12-month Avg	1.8	8.4%	1.5	-1.9%

## Historical Months of Supply by Month



Source: Virginia REALTORS®, data accessed August 15, 2024

# Area Overview - Total Market



Geography	New Listings			Sales			Average Sales Price			Median Sales Price			Active Listings			Months Supply		
	Jul-23	Jul-24	% chg	Jul-23	Jul-24	% chg	Jul-23	Jul-24	% chg	Jul-23	Jul-24	% chg	Jul-23	Jul-24	% chg	Jul-23	Jul-24	% chg
James City County	138	<b>191</b>	38.4%	135	<b>159</b>	17.8%	\$485,505	<b>\$527,164</b>	8.6%	\$454,000	<b>\$457,000</b>	0.7%	212	<b>275</b>	29.7%	1.6	<b>2.2</b>	32.5%
Williamsburg	22	<b>25</b>	13.6%	27	<b>17</b>	-37.0%	\$426,940	<b>\$427,524</b>	0.1%	\$334,500	<b>\$380,000</b>	13.6%	57	<b>41</b>	-28.1%	2.2	<b>2.0</b>	-10.8%
York County	104	<b>91</b>	-12.5%	114	<b>86</b>	-24.6%	\$456,574	<b>\$461,175</b>	1.0%	\$426,250	<b>\$430,728</b>	1.1%	142	<b>176</b>	23.9%	1.6	<b>2.3</b>	42.1%
New Kent County	52	<b>54</b>	3.8%	47	<b>41</b>	-12.8%	\$439,635	<b>\$470,249</b>	7.0%	\$404,950	<b>\$479,950</b>	18.5%	113	<b>126</b>	11.5%	2.1	<b>2.9</b>	41.9%
Charles City County	6	<b>3</b>	-50.0%	5	<b>5</b>	0.0%	\$886,580	<b>\$263,000</b>	-70.3%	\$315,000	<b>\$300,000</b>	-4.8%	12	<b>5</b>	-58.3%	3.3	<b>1.5</b>	-55.2%

# Area Overview - Total Market YTD



Geography	New Listings YTD			Sales YTD			Average Sales Price TYD			Median Sales Price TYD			Active Listings YTD		
	Jul-23	Jul-24	% chg	Jul-23	Jul-24	% chg	Jul-23	Jul-24	% chg	Jul-23	Jul-24	% chg	Jul-23	Jul-24	% chg
James City County	992	<b>1,125</b>	13.4%	843	<b>912</b>	8.2%	\$492,908	<b>\$508,941</b>	3.3%	\$445,000	<b>\$442,500</b>	-0.6%	212	<b>275</b>	29.7%
Williamsburg	258	<b>159</b>	-38.4%	182	<b>120</b>	-34.1%	\$395,993	<b>\$453,553</b>	14.5%	\$363,000	<b>\$400,000</b>	10.2%	57	<b>41</b>	-28.1%
York County	632	<b>618</b>	-2.2%	648	<b>562</b>	-13.3%	\$436,951	<b>\$448,698</b>	2.7%	\$410,000	<b>\$415,118</b>	1.2%	142	<b>176</b>	23.9%
New Kent County	465	<b>371</b>	-20.2%	317	<b>273</b>	-13.9%	\$419,913	<b>\$470,442</b>	12.0%	\$389,900	<b>\$435,484</b>	11.7%	113	<b>126</b>	11.5%
Charles City County	35	<b>37</b>	5.7%	22	<b>30</b>	36.4%	\$420,748	<b>\$329,455</b>	-21.7%	\$270,000	<b>\$290,000</b>	7.4%	12	<b>5</b>	-58.3%

# Area Overview - Single Family Detached Market



Geography	New Listings			Sales			Average Sales Price			Median Sales Price			Active Listings			Months Supply		
	Jul-23	Jul-24	% chg	Jul-23	Jul-24	% chg	Jul-23	Jul-24	% chg	Jul-23	Jul-24	% chg	Jul-23	Jul-24	% chg	Jul-23	Jul-24	% chg
James City County	119	<b>160</b>	34.5%	107	<b>126</b>	17.8%	\$522,246	<b>\$565,378</b>	8.3%	\$475,000	<b>\$500,000</b>	5.3%	169	<b>226</b>	33.7%	1.6	<b>2.2</b>	38.3%
Williamsburg	17	<b>17</b>	0.0%	17	<b>8</b>	-52.9%	\$478,811	<b>\$506,188</b>	5.7%	\$465,000	<b>\$461,000</b>	-0.9%	42	<b>28</b>	-33.3%	2.5	<b>2.1</b>	-16.4%
York County	78	<b>76</b>	-2.6%	90	<b>68</b>	-24.4%	\$494,600	<b>\$495,447</b>	0.2%	\$465,500	<b>\$515,000</b>	10.6%	105	<b>148</b>	41.0%	1.5	<b>2.4</b>	58.7%
New Kent County	46	<b>49</b>	6.5%	41	<b>39</b>	-4.9%	\$459,327	<b>\$478,576</b>	4.2%	\$430,450	<b>\$480,015</b>	11.5%	103	<b>117</b>	13.6%	2.2	<b>3.0</b>	40.1%
Charles City County	6	<b>3</b>	-50.0%	5	<b>5</b>	0.0%	\$886,580	<b>\$263,000</b>	-70.3%	\$315,000	<b>\$300,000</b>	-4.8%	12	<b>5</b>	-58.3%	3.3	<b>1.5</b>	-55.2%



# Area Overview - Single Family Detached Market YTD



Geography	New Listings YTD			Sales YTD			Average Sales Price YTD			Median Sales Price YTD			Active Listings YTD		
	Jul-23	Jul-24	% chg	Jul-23	Jul-24	% chg	Jul-23	Jul-24	% chg	Jul-23	Jul-24	% chg	Jul-23	Jul-24	% chg
James City County	844	<b>940</b>	11.4%	685	<b>732</b>	6.9%	\$533,400	<b>\$546,250</b>	2.4%	\$475,500	<b>\$484,950</b>	2.0%	169	<b>226</b>	33.7%
Williamsburg	187	<b>111</b>	-40.6%	122	<b>78</b>	-36.1%	\$437,293	<b>\$509,926</b>	16.6%	\$405,000	<b>\$455,000</b>	12.3%	42	<b>28</b>	-33.3%
York County	495	<b>511</b>	3.2%	517	<b>442</b>	-14.5%	\$468,183	<b>\$478,459</b>	2.2%	\$439,838	<b>\$450,000</b>	2.3%	105	<b>148</b>	41.0%
New Kent County	408	<b>338</b>	-17.2%	282	<b>253</b>	-10.3%	\$435,330	<b>\$483,225</b>	11.0%	\$402,690	<b>\$450,000</b>	11.7%	103	<b>117</b>	13.6%
Charles City County	35	<b>37</b>	5.7%	22	<b>30</b>	36.4%	\$420,748	<b>\$329,455</b>	-21.7%	\$270,000	<b>\$290,000</b>	7.4%	12	<b>5</b>	-58.3%

# Area Overview - Townhome & Condo Market



Geography	New Listings			Sales			Average Sales Price			Median Sales Price			Active Listings			Months Supply		
	Jul-23	Jul-24	% chg	Jul-23	Jul-24	% chg	Jul-23	Jul-24	% chg	Jul-23	Jul-24	% chg	Jul-23	Jul-24	% chg	Jul-23	Jul-24	% chg
James City County	19	<b>31</b>	63.2%	28	<b>33</b>	17.9%	\$345,100	<b>\$381,255</b>	10.5%	\$338,000	<b>\$375,000</b>	10.9%	43	<b>49</b>	14.0%	1.7	<b>1.9</b>	11.0%
Williamsburg	5	<b>8</b>	60.0%	10	<b>9</b>	-10.0%	\$338,761	<b>\$357,600</b>	5.6%	\$301,088	<b>\$350,000</b>	16.2%	15	<b>13</b>	-13.3%	1.7	<b>1.8</b>	5.2%
York County	26	<b>15</b>	-42.3%	24	<b>18</b>	-25.0%	\$313,975	<b>\$331,702</b>	5.6%	\$311,000	<b>\$337,500</b>	8.5%	37	<b>28</b>	-24.3%	1.8	<b>1.7</b>	-7.6%
New Kent County	6	<b>5</b>	-16.7%	6	<b>2</b>	-66.7%	\$305,069	<b>\$307,883</b>	0.9%	\$305,433	<b>\$307,883</b>	0.8%	10	<b>9</b>	-10.0%	1.4	<b>2.1</b>	45.4%
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		
	Jul-23	Jul-24	% chg	Jul-23	Jul-24	% chg	Jul-23	Jul-24	% chg	Jul-23	Jul-24	% chg	Jul-23	Jul-24	% chg
James City County	148	<b>185</b>	25.0%	158	<b>180</b>	13.9%	\$319,622	<b>\$359,704</b>	12.5%	\$325,000	<b>\$350,000</b>	7.7%	43	<b>49</b>	14.0%
Williamsburg	71	<b>48</b>	-32.4%	60	<b>42</b>	-30.0%	\$313,391	<b>\$350,201</b>	11.7%	\$312,000	<b>\$355,000</b>	13.8%	15	<b>13</b>	-13.3%
York County	137	<b>107</b>	-21.9%	131	<b>120</b>	-8.4%	\$313,452	<b>\$339,825</b>	8.4%	\$315,000	<b>\$343,025</b>	8.9%	37	<b>28</b>	-24.3%
New Kent County	57	<b>33</b>	-42.1%	35	<b>20</b>	-42.9%	\$291,288	<b>\$310,017</b>	6.4%	\$279,950	<b>\$311,883</b>	11.4%	10	<b>9</b>	-10.0%
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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