

OCTOBER  
**2024**

# **WAAR** WILLIAMSBURG

## MARKET INDICATORS REPORT

CUSTOM REPORT PREPARED BY  
**VIRGINIA REALTORS®**

# WAAR Market Indicators Report



## Key Market Trends: October 2024

- After trending down for five straight months, sales were up in the WAAR area this month. There were 271 sales in October, 12.9% more than a year ago, which is 31 additional home sales. The local market with the biggest growth in sales was York County with 38 more sales than last year (+76.0%). Activity fell in Williamsburg with 20 fewer sales than the year before (-66.7%).
- Pending sales continued to grow this month in the region. In the WAAR region, there were 254 total pending sales in October, 17 more pending sales than a year earlier, increasing by 7.2%. Pending sales went up the most in York County with 10 additional pending sales (+21.3%) and James City County with nine more pending sales than last year (+7.9%). Williamsburg was the only local market where pending sales decreased with seven fewer pending sales than a year ago (-25.9%).
- Prices were relatively flat in the region, though some local markets had a drop in median price. The median sales price across the footprint was \$435,310 in October, inching down 0.4% or \$1,573 from the year before. Williamsburg (-10.1%) and Charles City County (-14.6%) experienced the largest drops in median sales price this month. Homes sold in James City County saw prices go up the most (+2.6%).
- More active listings continue to hit the market in the WAAR region providing more options for buyers. There were 635 active listings on the market at the end of October, 118 more listings than a year ago, climbing up 22.8%. Active listings rose across all local markets with James City County (+31.6%) and York County (+21.2%) having the largest influx of listings compared to last October.

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## WAAR Market Dashboard

YoY Chg	Oct-24	Indicator
▲ 12.9%	271	Sales
▲ 7.2%	254	Pending Sales
▲ 15.5%	350	New Listings
▲ 7.5%	\$499,665	Average List Price
▲ 5.6%	\$496,625	Average Sales Price
▼ -0.4%	\$435,310	Median Sales Price
▲ 4.2%	\$215	Average Price Per Square Foot
▲ 19.3%	\$134.6	Sold Dollar Volume (in millions)
▼ -2.0%	99.2%	Average Sold/Ask Price Ratio
▲ 30.9%	36	Average Days on Market
▲ 81.8%	20	Median Days on Market
▲ 22.8%	635	Active Listings
▲ 33.8%	2.4	Months of Supply

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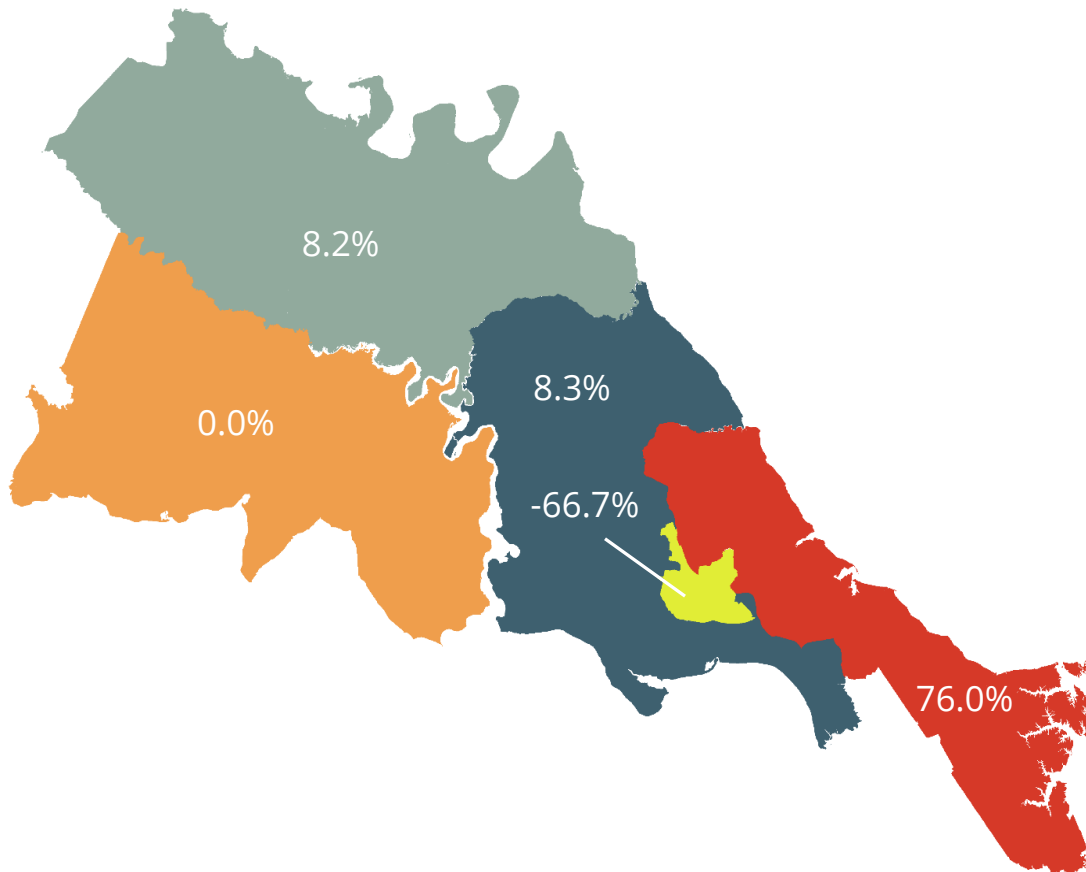
**Consumers Should Consult with a REALTOR®.** Buying or selling real estate, for a majority of consumers, is one of the most important decisions they will make. Choosing a real estate professional continues to be a vital part of this process.

**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		
	Oct-23	Oct-24	% Chg
Charles City County	3	3	0.0%
James City County	108	117	8.3%
New Kent County	49	53	8.2%
Williamsburg	30	10	-66.7%
York County	50	88	76.0%
<b>WAAR</b>	<b>240</b>	<b>271</b>	<b>12.9%</b>

# Total Market Overview



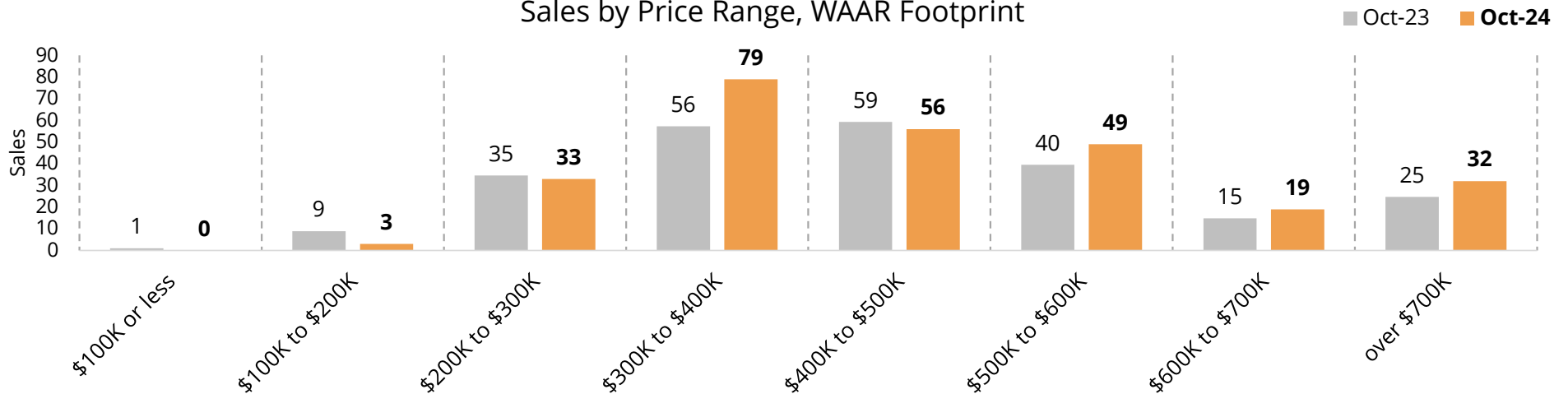
Key Metrics	2-year Trends			Oct-23	Oct-24	YoY Chg	2023 YTD	2024 YTD	YoY Chg
	Oct-22		Oct-24						
Sales				240	<b>271</b>	12.9%	2,882	<b>2,682</b>	-6.9%
Pending Sales				237	<b>254</b>	7.2%	2,558	<b>2,458</b>	-3.9%
New Listings				303	<b>350</b>	15.5%	3,287	<b>3,301</b>	0.4%
Average List Price				\$464,977	<b>\$499,665</b>	7.5%	\$450,516	<b>\$481,376</b>	6.8%
Average Sales Price				\$470,195	<b>\$496,625</b>	5.6%	\$452,965	<b>\$481,977</b>	6.4%
Median Sales Price				\$436,883	<b>\$435,310</b>	-0.4%	\$413,325	<b>\$427,140</b>	3.3%
Average Price Per Square Foot				\$206	<b>\$215</b>	4.2%	\$202	<b>\$422</b>	109.2%
Sold Dollar Volume (in millions)				\$112.8	<b>\$134.6</b>	19.3%	\$1,306.2	<b>\$1,291.2</b>	-1.1%
Average Sold/Ask Price Ratio				101.2%	<b>99.2%</b>	-2.0%	100.8%	<b>100.2%</b>	-0.6%
Average Days on Market				27	<b>36</b>	30.9%	28	<b>30</b>	8.6%
Median Days on Market				11	<b>20</b>	81.8%	8	<b>11</b>	37.5%
Active Listings				517	<b>635</b>	22.8%	n/a	<b>n/a</b>	n/a
Months of Supply				1.8	<b>2.4</b>	33.8%	n/a	<b>n/a</b>	n/a

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

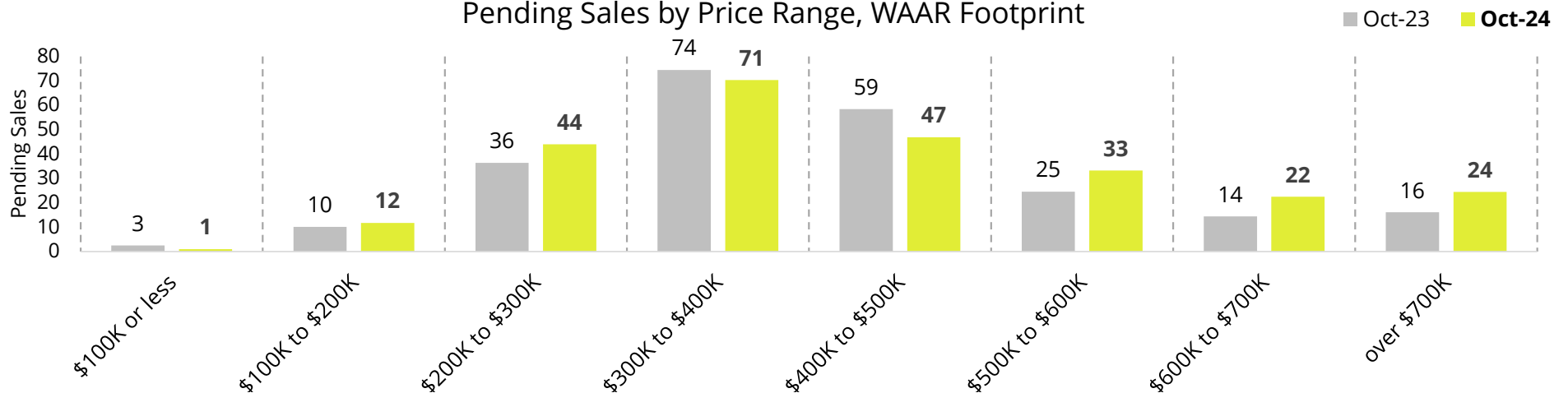
# Total Market by Price Range Overview



Sales by Price Range, WAAR Footprint



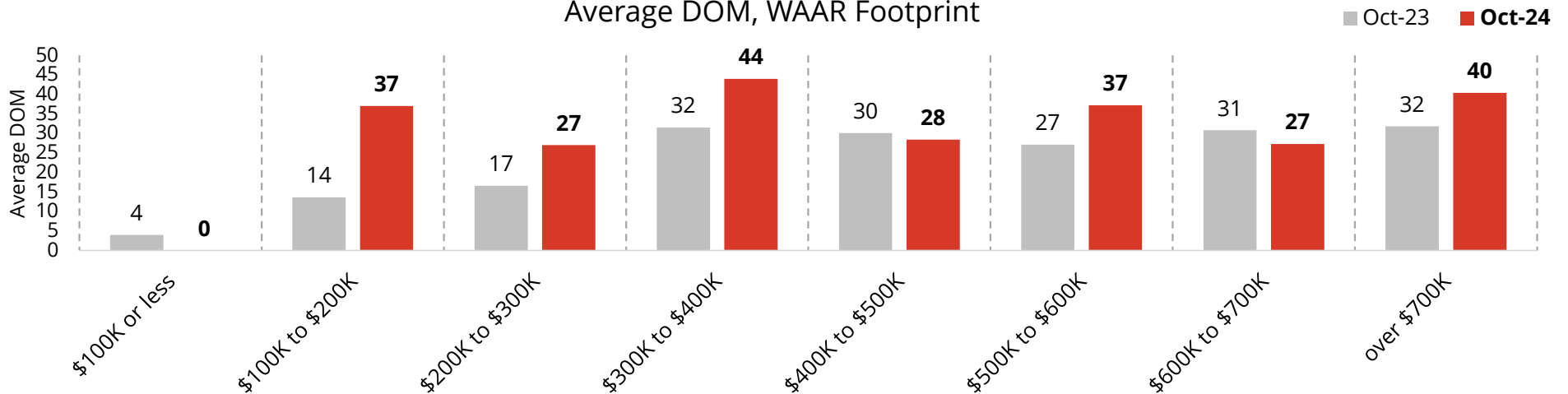
Pending Sales by Price Range, WAAR Footprint



# 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	Oct-22	2-year Trends	Oct-24	Oct-23	Oct-24	YoY Chg	2023 YTD	2024 YTD	YoY Chg
Sales				196	<b>214</b>	9.2%	2,325	<b>2,174</b>	-6.5%
Pending Sales				197	<b>206</b>	4.6%	2,135	<b>2,084</b>	-2.4%
New Listings				253	<b>281</b>	11.1%	2,713	<b>2,746</b>	1.2%
Average List Price				\$495,083	<b>\$538,396</b>	8.7%	\$482,661	<b>\$512,707</b>	6.2%
Average Sales Price				\$500,720	<b>\$535,509</b>	6.9%	\$485,178	<b>\$513,586</b>	5.9%
Median Sales Price				\$462,480	<b>\$485,000</b>	4.9%	\$445,000	<b>\$465,000</b>	4.5%
Average Price Per Square Foot				\$207	<b>\$223</b>	7.9%	\$203	<b>\$451</b>	121.4%
Sold Dollar Volume (in millions)				\$98.1	<b>\$114.6</b>	16.8%	\$1,128.3	<b>\$1,114.1</b>	-1.3%
Average Sold/Ask Price Ratio				101.3%	<b>99.3%</b>	-2.0%	100.8%	<b>100.3%</b>	-0.5%
Average Days on Market				28	<b>36</b>	28.9%	27	<b>31</b>	11.7%
Median Days on Market				11	<b>20</b>	85.7%	8	<b>10</b>	25.0%
Active Listings				428	<b>526</b>	22.9%	n/a	<b>n/a</b>	n/a
Months of Supply				1.9	<b>2.5</b>	34.2%	n/a	<b>n/a</b>	n/a

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



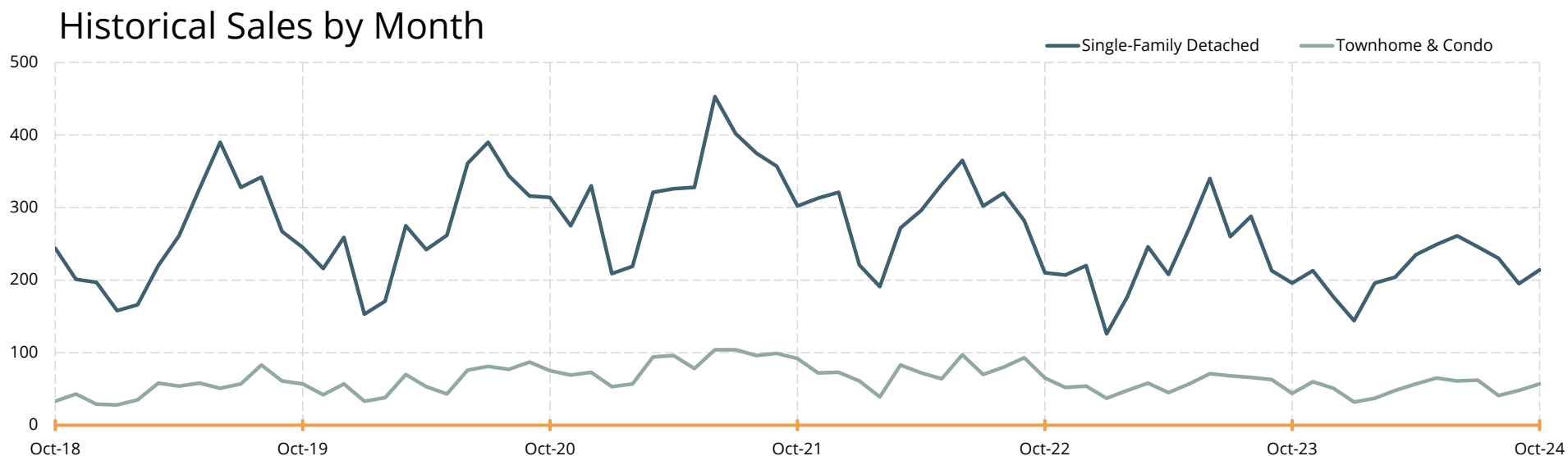
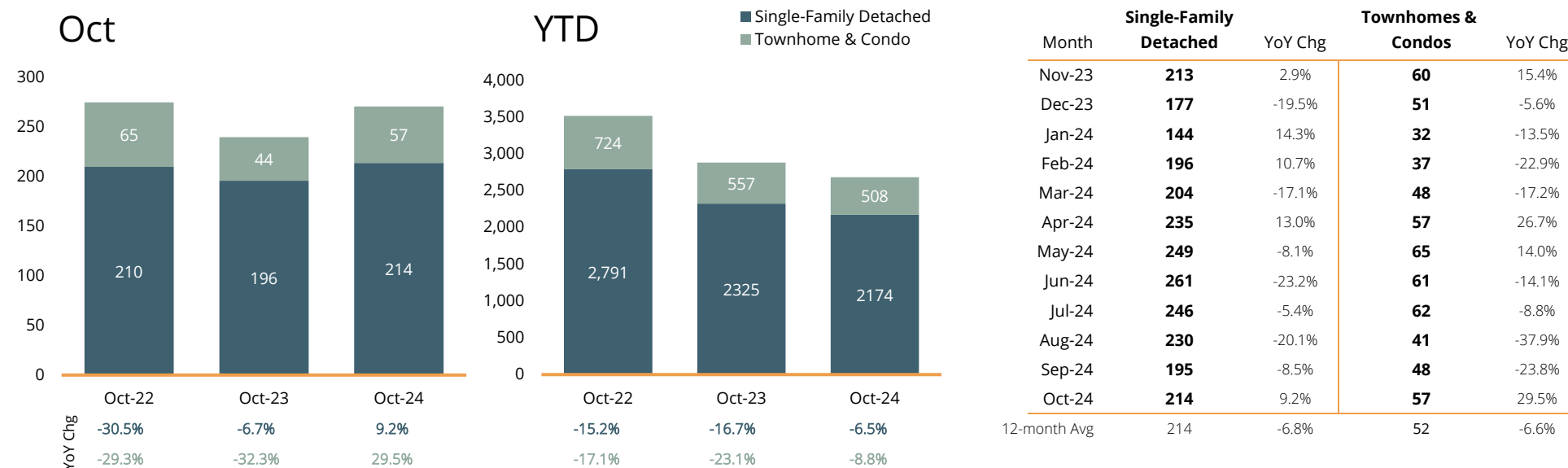
# Townhome & Condo Market Overview



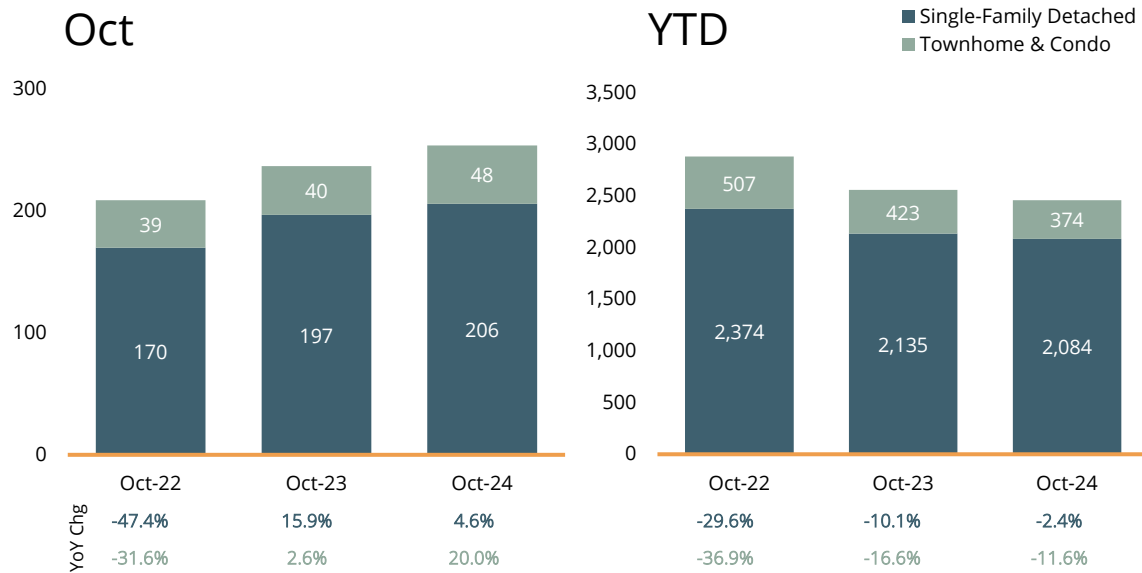
Key Metrics	2-year Trends	Oct-23	Oct-24	YoY Chg	2023 YTD	2024 YTD	YoY Chg
	Oct-22						
Sales		44	<b>57</b>	29.5%	557	<b>508</b>	-8.8%
Pending Sales		40	<b>48</b>	20.0%	423	<b>374</b>	-11.6%
New Listings		50	<b>69</b>	38.0%	574	<b>555</b>	-3.3%
Average List Price		\$330,868	<b>\$354,253</b>	7.1%	\$316,504	<b>\$349,082</b>	10.3%
Average Sales Price		\$334,218	<b>\$350,642</b>	4.9%	\$318,667	<b>\$348,511</b>	9.4%
Median Sales Price		\$327,640	<b>\$355,000</b>	8.4%	\$315,000	<b>\$345,000</b>	9.5%
Average Price Per Square Foot		\$204	<b>\$193</b>	-5.2%	\$189	<b>\$198</b>	4.6%
Sold Dollar Volume (in millions)		\$14.7	<b>\$20.0</b>	35.9%	\$177.9	<b>\$177.1</b>	-0.4%
Average Sold/Ask Price Ratio		100.9%	<b>98.8%</b>	-2.1%	100.9%	<b>100.0%</b>	-0.9%
Average Days on Market		24	<b>34</b>	43.2%	29	<b>28</b>	-3.6%
Median Days on Market		15	<b>22</b>	51.7%	10	<b>13</b>	30.0%
Active Listings		89	<b>109</b>	22.5%	n/a	<b>n/a</b>	n/a
Months of Supply		1.6	<b>2.1</b>	32.0%	n/a	<b>n/a</b>	n/a

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

# Sales

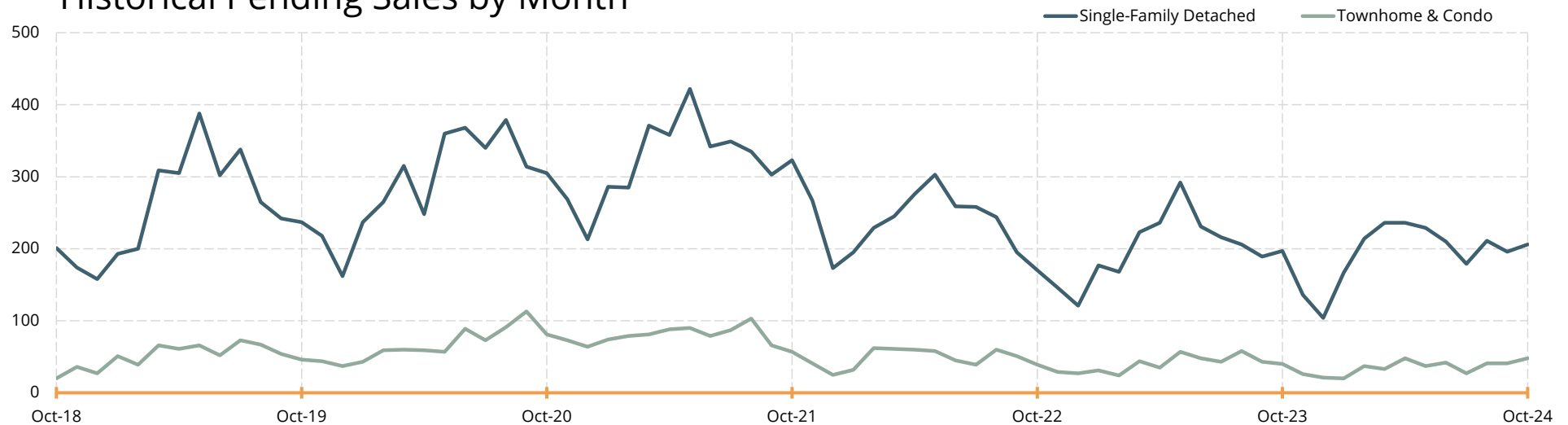


# Pending Sales

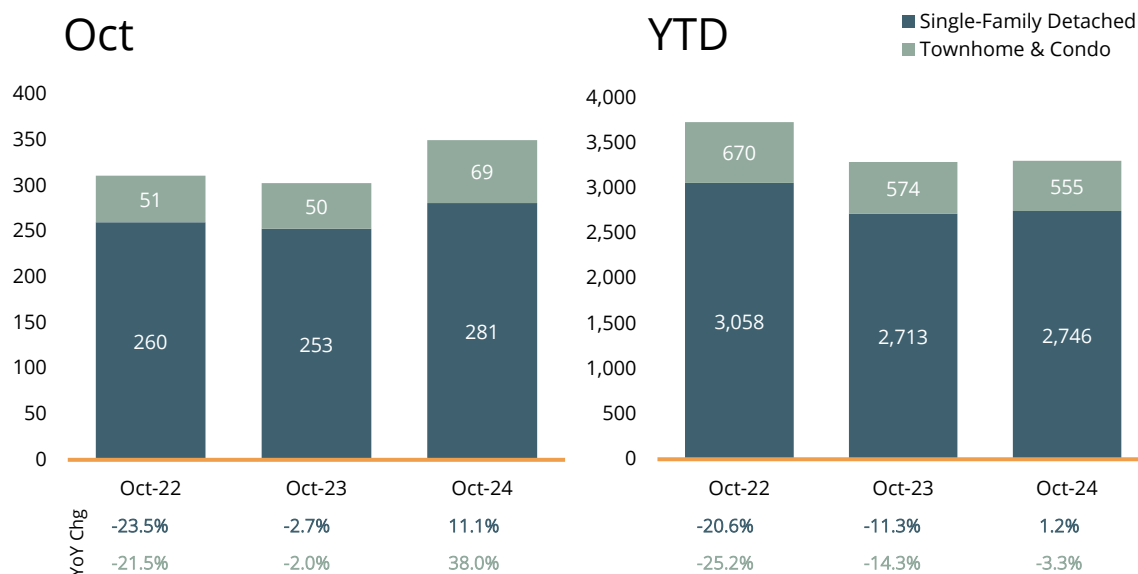


Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Nov-23	136	-6.8%	26	-10.3%
Dec-23	104	-14.0%	21	-22.2%
Jan-24	167	-5.6%	20	-35.5%
Feb-24	214	27.4%	37	54.2%
Mar-24	236	5.8%	33	-25.0%
Apr-24	236	0.0%	48	37.1%
May-24	229	-21.6%	37	-35.1%
Jun-24	210	-9.1%	42	-12.5%
Jul-24	179	-17.1%	27	-37.2%
Aug-24	211	2.4%	41	-29.3%
Sep-24	196	3.7%	41	-4.7%
Oct-24	206	4.6%	48	20.0%
12-month Avg	194	-3.2%	35	-12.1%

## Historical Pending Sales by Month



# New Listings

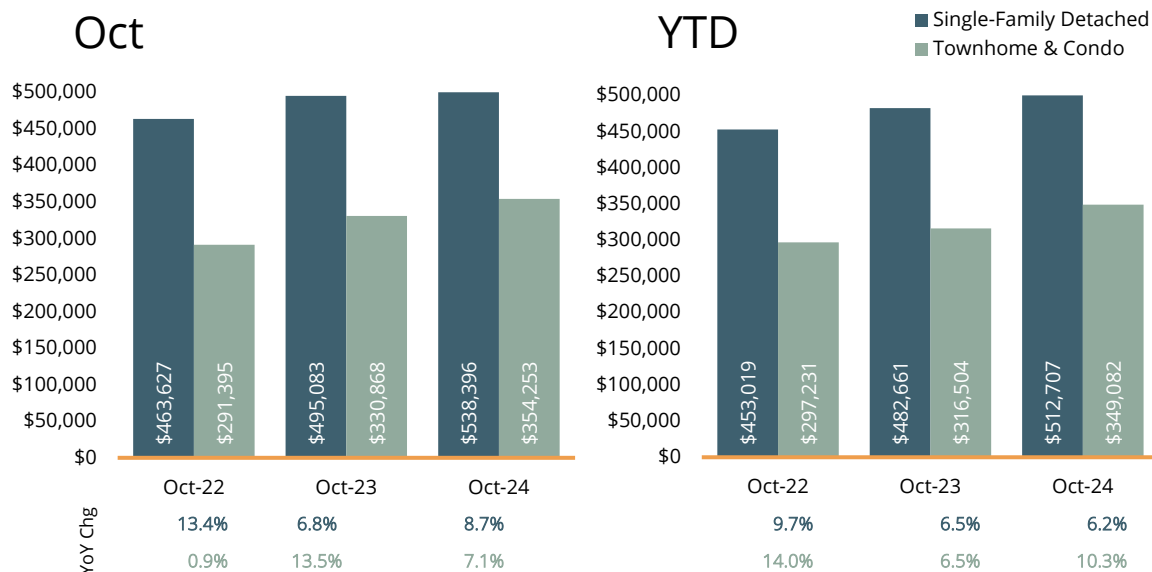


Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Nov-23	177	-6.3%	37	-15.9%
Dec-23	125	-16.1%	25	-3.8%
Jan-24	197	1.5%	46	0.0%
Feb-24	255	6.7%	46	-8.0%
Mar-24	278	-14.2%	55	-14.1%
Apr-24	304	-2.6%	54	-6.9%
May-24	302	-10.4%	59	-13.2%
Jun-24	296	-0.3%	54	-23.9%
Jul-24	305	14.7%	59	5.4%
Aug-24	310	25.0%	63	16.7%
Sep-24	218	-10.3%	50	-12.3%
Oct-24	281	11.1%	69	38.0%
12-month Avg	254	-0.1%	51	-4.2%

## Historical New Listings by Month

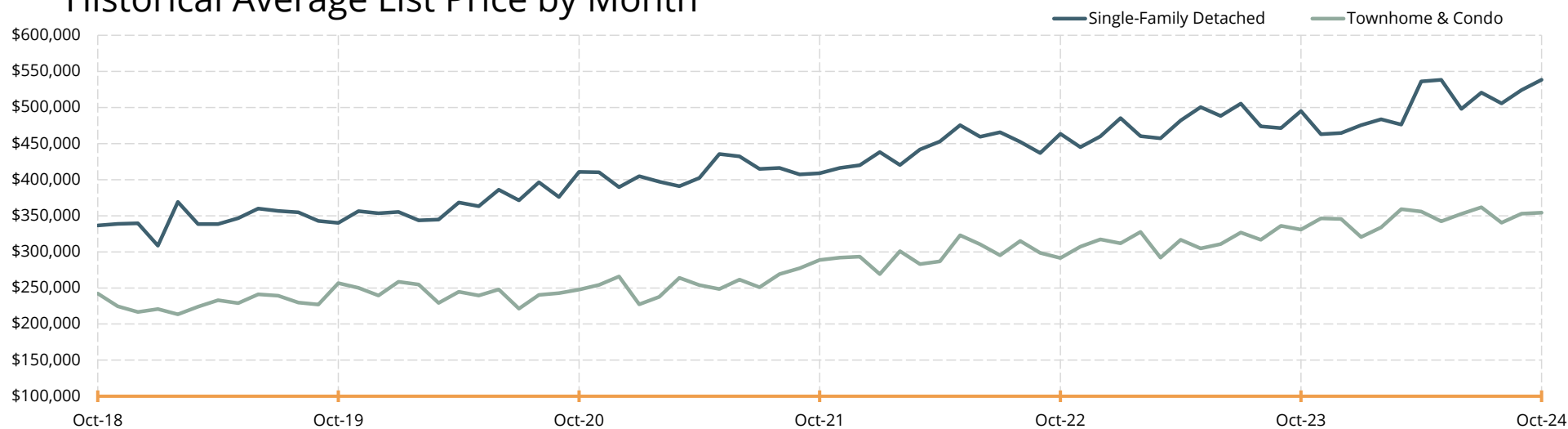


# Average List Price

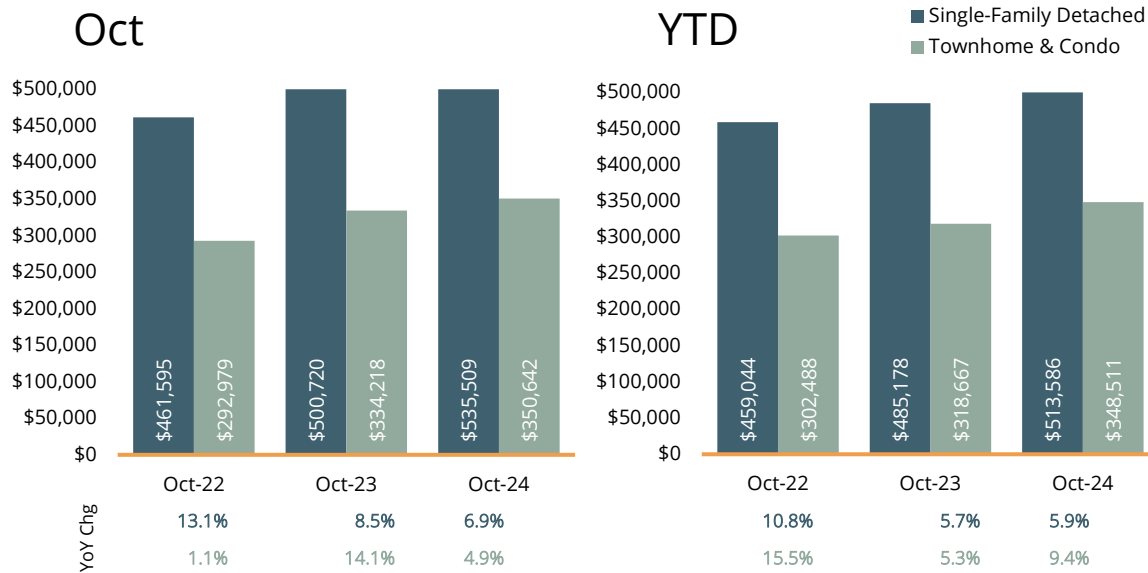


Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Nov-23	\$463,056	4.1%	\$346,398	12.7%
Dec-23	\$464,640	1.0%	\$345,447	8.9%
Jan-24	\$475,378	-2.1%	\$320,529	2.8%
Feb-24	\$483,727	5.1%	\$333,913	1.9%
Mar-24	\$476,278	4.1%	\$359,264	23.0%
Apr-24	\$536,233	11.2%	\$355,778	12.3%
May-24	\$538,217	7.5%	\$342,159	12.2%
Jun-24	\$498,123	2.0%	\$352,744	13.5%
Jul-24	\$520,740	3.1%	\$361,792	10.7%
Aug-24	\$505,617	6.7%	\$340,261	7.5%
Sep-24	\$524,036	11.1%	\$352,775	5.0%
Oct-24	\$538,396	8.7%	\$354,253	7.1%
12-month Avg	\$502,037	5.2%	\$347,109	9.7%

## Historical Average List Price by Month

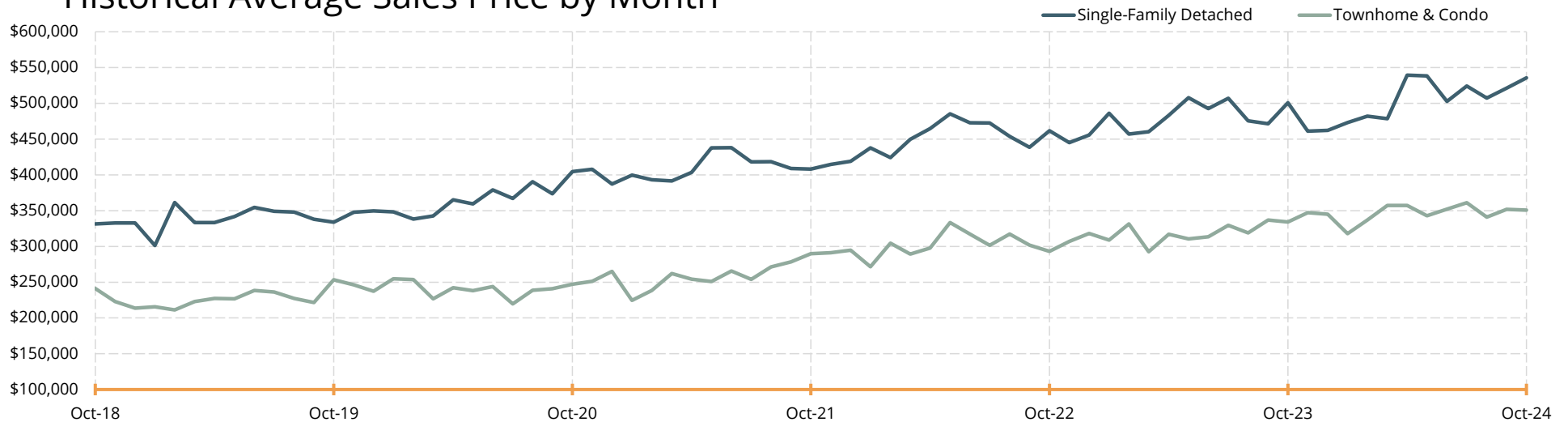


# Average Sales Price

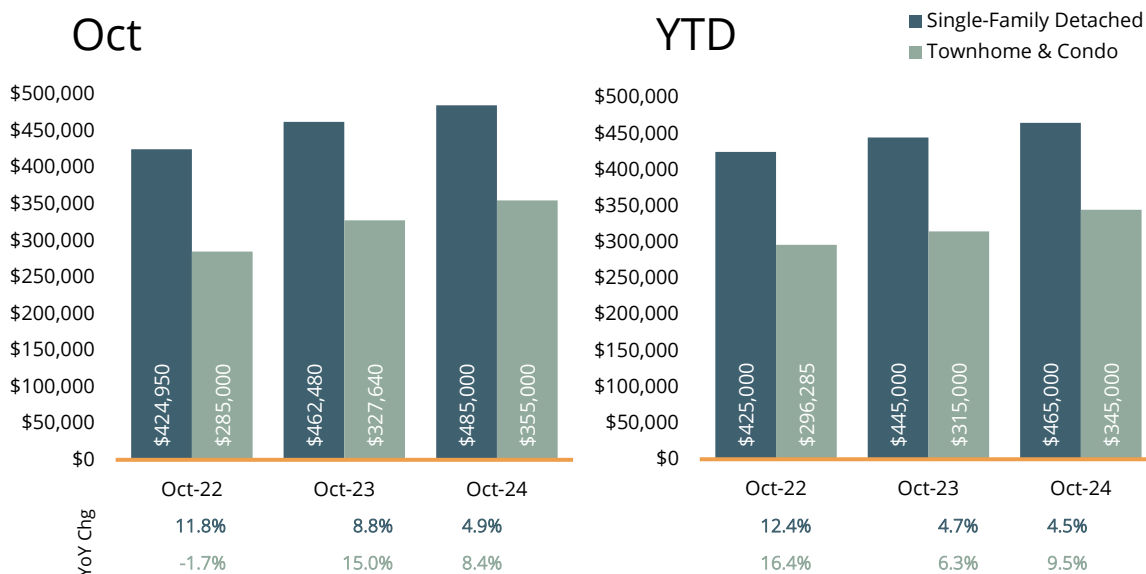


Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Nov-23	\$460,989	3.6%	\$347,122	13.1%
Dec-23	\$462,075	1.4%	\$345,144	8.5%
Jan-24	\$473,038	-2.7%	\$317,783	2.9%
Feb-24	\$482,103	5.5%	\$336,723	1.6%
Mar-24	\$478,364	3.9%	\$357,246	22.2%
Apr-24	\$539,336	11.6%	\$357,203	12.7%
May-24	\$538,368	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%
Aug-24	\$507,370	6.7%	\$340,874	6.9%
Sep-24	\$521,135	10.6%	\$351,917	4.5%
Oct-24	\$535,509	6.9%	\$350,642	4.9%
12-month Avg	\$502,109	4.9%	\$346,712	9.0%

## Historical Average Sales Price by Month

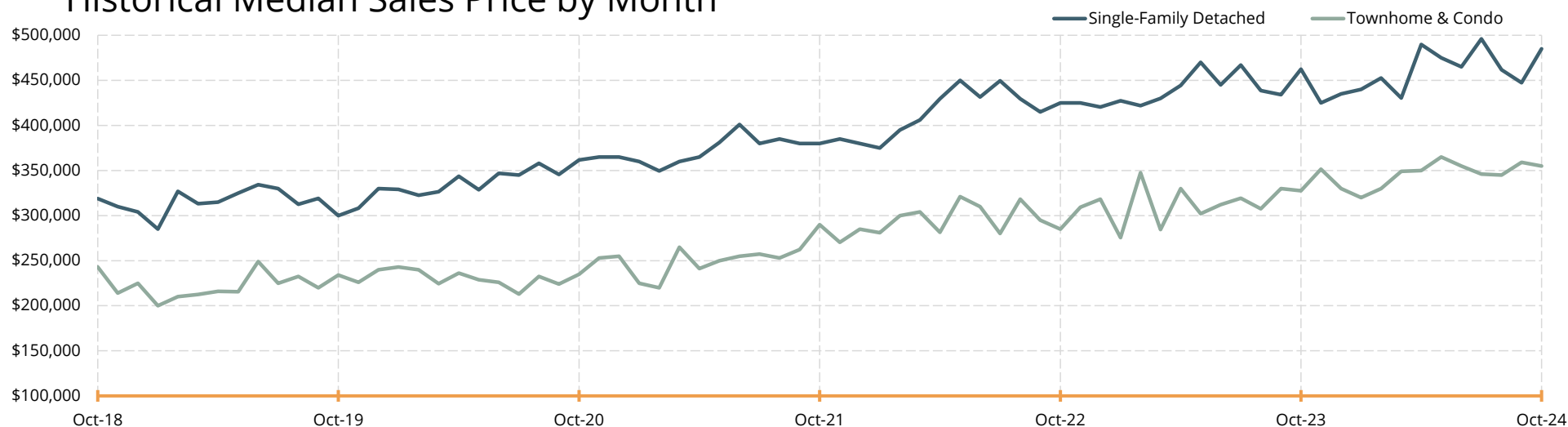


# Median Sales Price

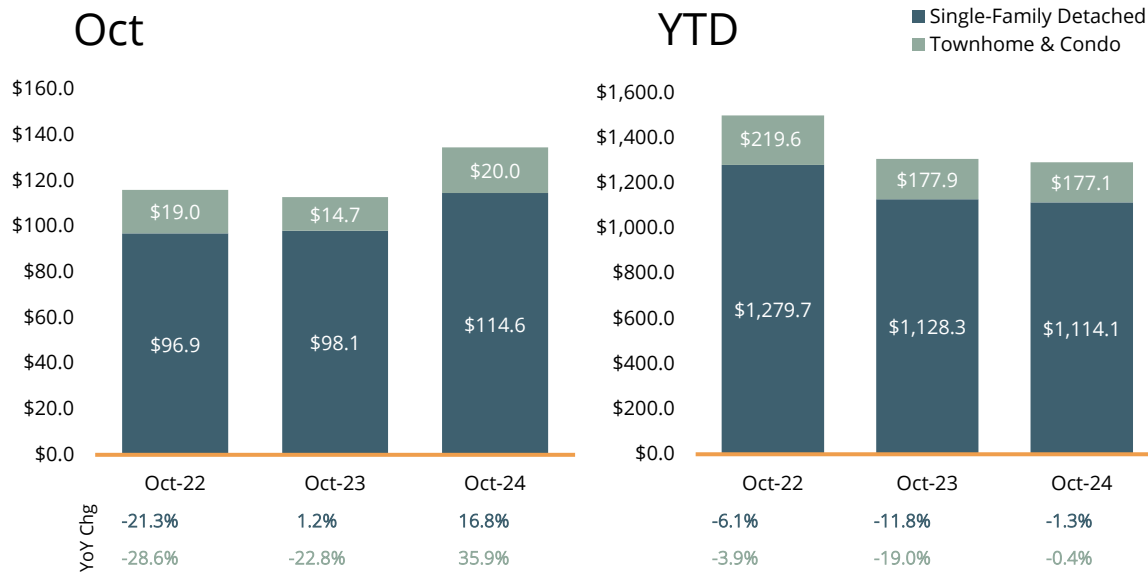


Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Nov-23	\$425,000	0.0%	\$351,495	13.6%
Dec-23	\$435,000	3.5%	\$330,000	3.7%
Jan-24	\$440,000	2.9%	\$319,950	16.1%
Feb-24	\$452,500	7.2%	\$330,000	-5.0%
Mar-24	\$430,465	0.1%	\$349,000	22.7%
Apr-24	\$489,850	10.3%	\$350,000	6.1%
May-24	\$475,000	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%
Aug-24	\$461,801	5.3%	\$345,000	12.2%
Sep-24	\$447,450	3.1%	\$359,000	8.8%
Oct-24	\$485,000	4.9%	\$355,000	8.4%
12-month Avg	\$458,589	4.1%	\$346,287	10.4%

## Historical Median Sales Price by Month

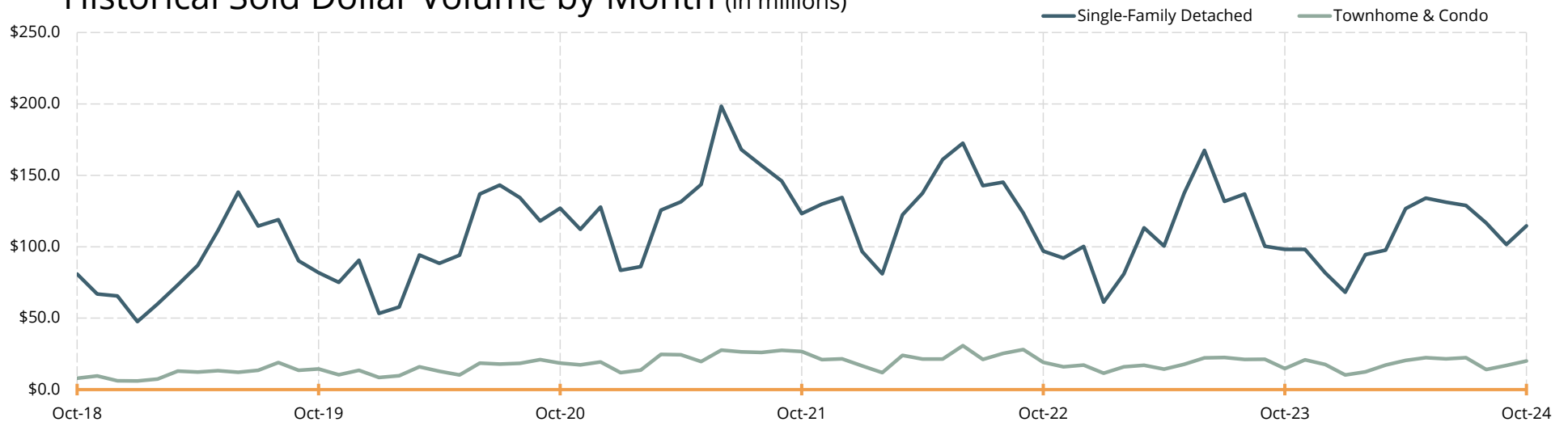


# Sold Dollar Volume (in millions)



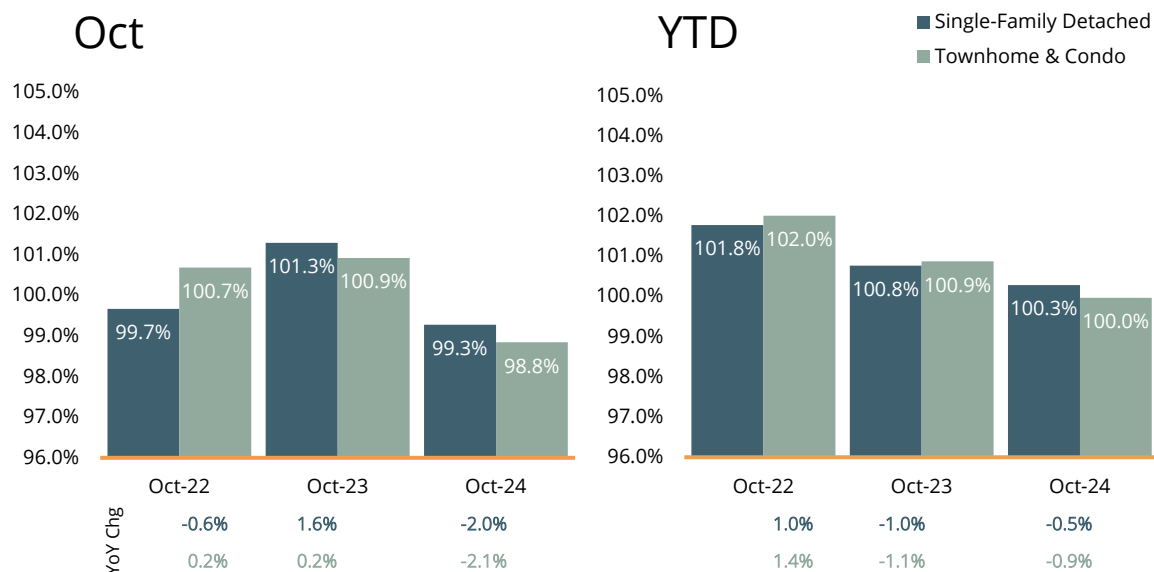
Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Nov-23	\$98.2	6.6%	\$20.8	30.5%
Dec-23	\$81.8	-18.4%	\$17.6	2.5%
Jan-24	\$68.1	11.2%	\$10.2	-11.0%
Feb-24	\$94.5	16.8%	\$12.5	-21.7%
Mar-24	\$97.6	-13.8%	\$17.1	1.1%
Apr-24	\$126.7	26.1%	\$20.4	42.7%
May-24	\$134.1	-2.6%	\$22.3	25.9%
Jun-24	\$131.2	-21.7%	\$21.5	-3.5%
Jul-24	\$129.0	-2.2%	\$22.4	-0.1%
Aug-24	\$116.7	-14.8%	\$14.0	-33.6%
Sep-24	\$101.6	1.2%	\$16.9	-20.4%
Oct-24	\$114.6	16.8%	\$20.0	35.9%
12-month Avg	\$107.8	-2.0%	\$18.0	2.1%

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



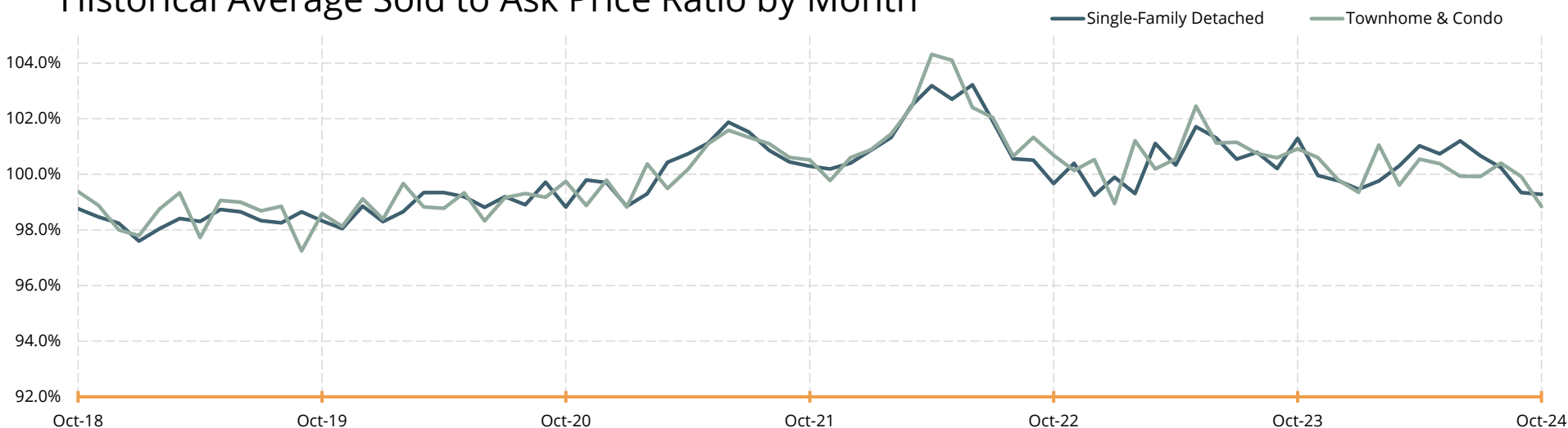


# Average Sold to Ask Price Ratio

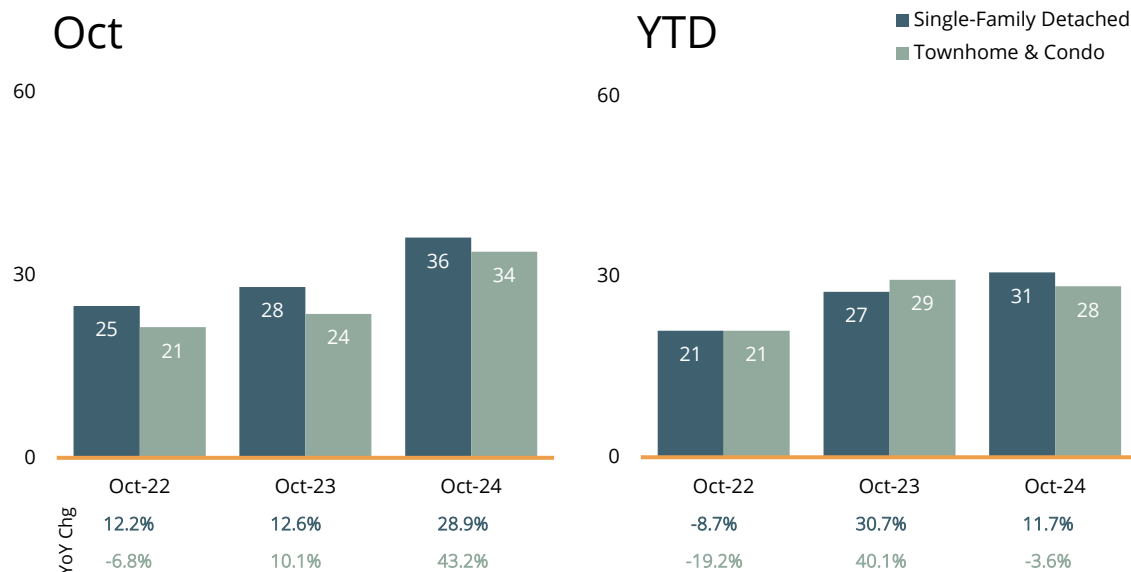


Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Nov-23	100.0%	-0.4%	100.6%	0.5%
Dec-23	99.8%	0.5%	99.8%	-0.7%
Jan-24	99.5%	-0.4%	99.3%	0.4%
Feb-24	99.8%	0.5%	101.1%	-0.2%
Mar-24	100.3%	-0.8%	99.6%	-0.6%
Apr-24	101.0%	0.7%	100.6%	0.0%
May-24	100.7%	-1.0%	100.4%	-2.0%
Jun-24	101.2%	-0.1%	99.9%	-1.2%
Jul-24	100.7%	0.1%	99.9%	-1.2%
Aug-24	100.2%	-0.5%	100.4%	-0.3%
Sep-24	99.3%	-0.9%	99.9%	-0.7%
Oct-24	99.3%	-2.0%	98.8%	-2.1%
12-month Avg	100.1%	-0.4%	100.0%	-0.7%

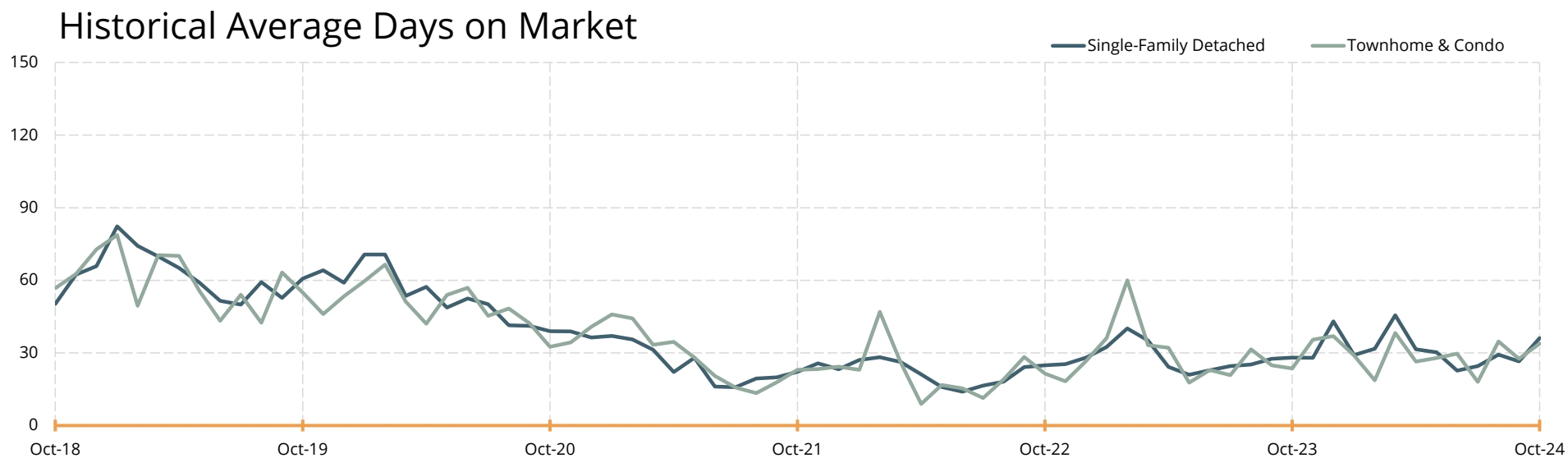
## Historical Average Sold to Ask Price Ratio by Month



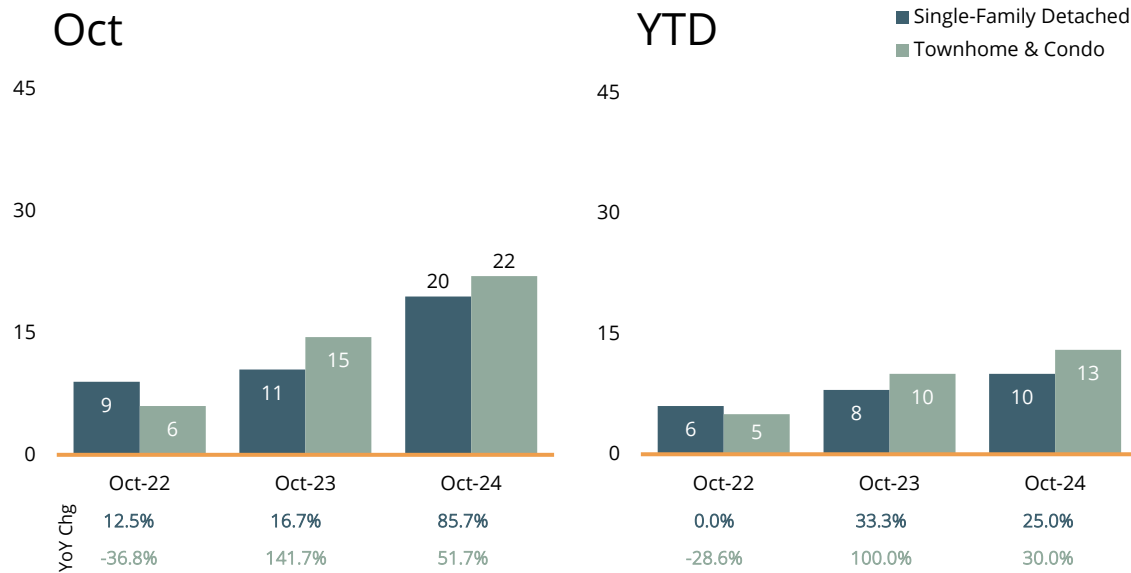
# Average Days on Market



Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
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%
Aug-24	29	16.1%	35	10.5%
Sep-24	27	-3.7%	28	10.9%
Oct-24	36	28.9%	34	43.2%
12-month Avg	32	13.1%	30	2.6%

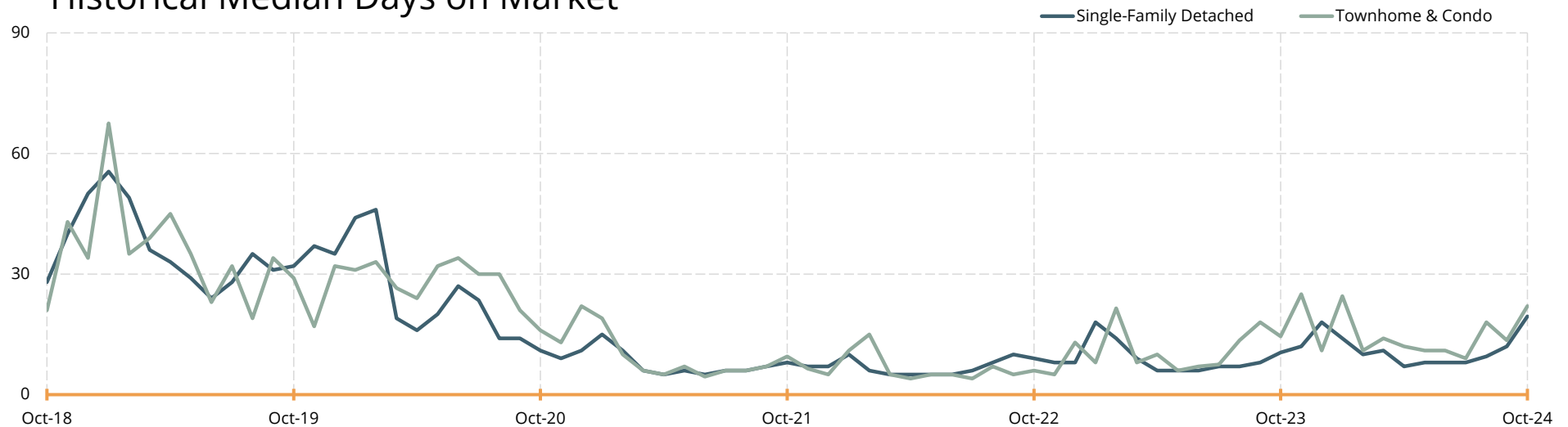


# Median Days on Market



Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
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%
Aug-24	10	35.7%	18	33.3%
Sep-24	12	50.0%	14	-25.0%
Oct-24	20	85.7%	22	51.7%
12-month Avg	11	27.4%	15	37.9%

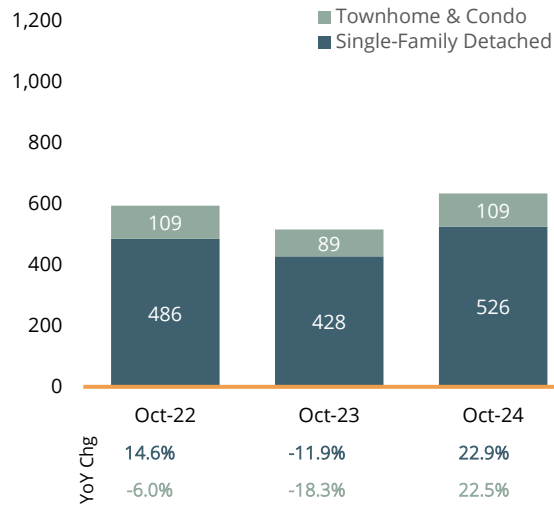
## Historical Median Days on Market



# Active Listings

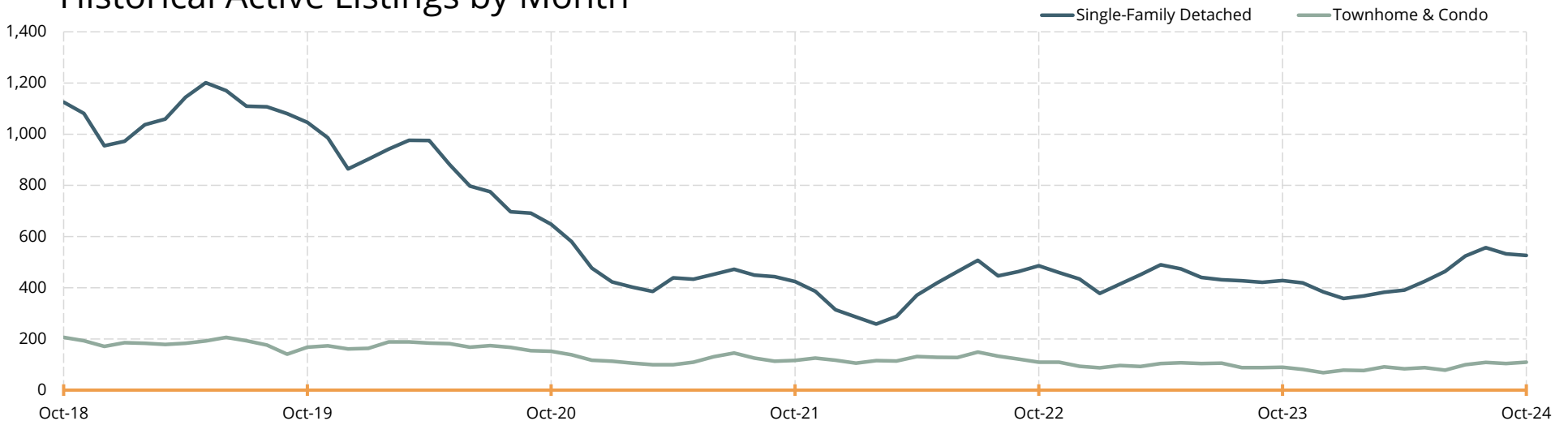


Oct



Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Nov-23	419	-8.7%	81	-25.7%
Dec-23	384	-11.5%	68	-26.9%
Jan-24	358	-5.3%	78	-10.3%
Feb-24	368	-11.1%	76	-20.8%
Mar-24	382	-15.3%	91	-1.1%
Apr-24	391	-20.2%	83	-20.2%
May-24	425	-10.3%	88	-17.8%
Jun-24	464	5.5%	78	-25.0%
Jul-24	524	21.6%	99	-5.7%
Aug-24	557	30.4%	108	22.7%
Sep-24	532	26.4%	104	18.2%
Oct-24	526	22.9%	109	22.5%
12-month Avg	444	1.6%	89	-8.5%

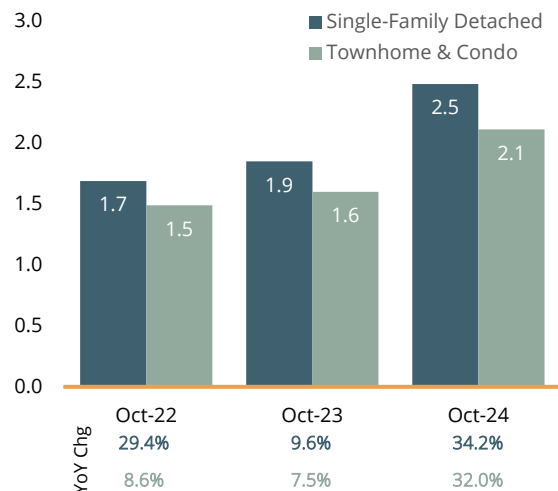
## Historical Active Listings by Month



# Months of Supply

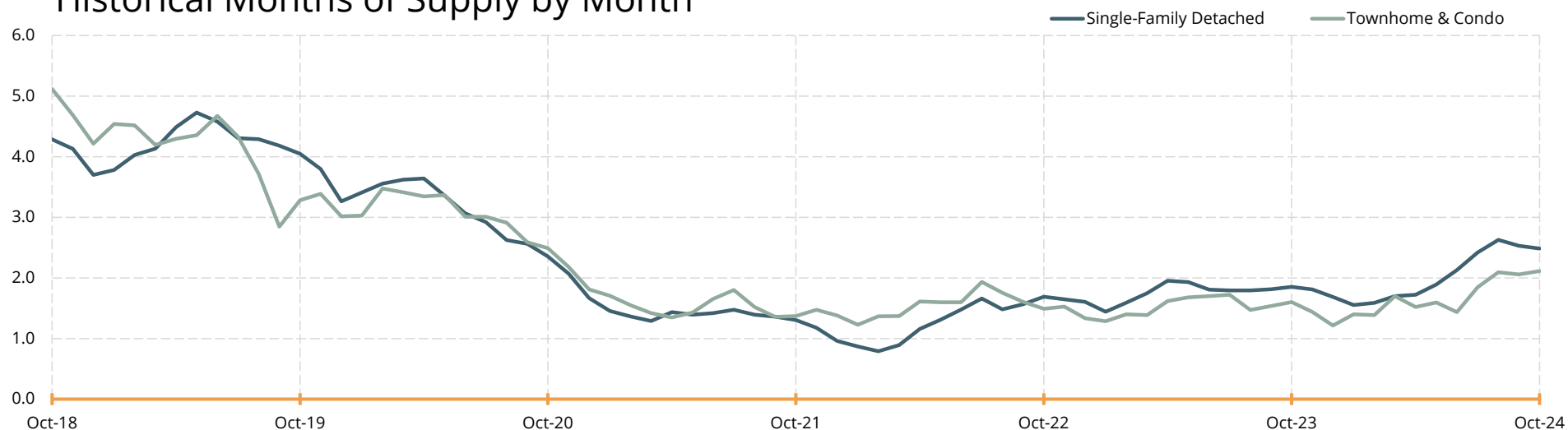


Oct



Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
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%
Aug-24	2.6	46.5%	2.1	42.2%
Sep-24	2.5	39.5%	2.1	34.2%
Oct-24	2.5	34.2%	2.1	32.0%
12-month Avg	2.0	15.1%	1.7	8.5%

## Historical Months of Supply by Month



# Area Overview - Total Market



Geography	New Listings			Sales			Average Sales Price			Median Sales Price			Active Listings			Months Supply		
	Oct-23	Oct-24	% chg	Oct-23	Oct-24	% chg	Oct-23	Oct-24	% chg	Oct-23	Oct-24	% chg	Oct-23	Oct-24	% chg	Oct-23	Oct-24	% chg
James City County	156	<b>165</b>	5.8%	108	<b>117</b>	8.3%	\$524,212	<b>\$569,491</b>	8.6%	\$472,500	<b>\$485,000</b>	2.6%	215	<b>283</b>	31.6%	1.8	<b>2.3</b>	29.2%
Williamsburg	21	<b>24</b>	14.3%	30	<b>10</b>	-66.7%	\$447,162	<b>\$362,500</b>	-18.9%	\$415,495	<b>\$373,500</b>	-10.1%	36	<b>40</b>	11.1%	1.5	<b>2.2</b>	48.3%
York County	72	<b>84</b>	16.7%	50	<b>88</b>	76.0%	\$447,151	<b>\$448,667</b>	0.3%	\$410,000	<b>\$413,195</b>	0.8%	137	<b>166</b>	21.2%	1.6	<b>2.2</b>	38.3%
New Kent County	49	<b>67</b>	36.7%	49	<b>53</b>	8.2%	\$402,454	<b>\$455,905</b>	13.3%	\$369,000	<b>\$375,000</b>	1.6%	119	<b>134</b>	12.6%	2.4	<b>3.2</b>	36.6%
Charles City County	5	<b>10</b>	100.0%	3	<b>3</b>	0.0%	\$246,433	<b>\$228,136</b>	-7.4%	\$281,000	<b>\$239,900</b>	-14.6%	10	<b>12</b>	20.0%	2.9	<b>3.5</b>	20.0%

# Area Overview - Total Market YTD



Geography	New Listings YTD			Sales YTD			Average Sales Price TYD			Median Sales Price TYD			Active Listings YTD		
	Oct-23	Oct-24	% chg	Oct-23	Oct-24	% chg	Oct-23	Oct-24	% chg	Oct-23	Oct-24	% chg	Oct-23	Oct-24	% chg
James City County	1,432	<b>1,595</b>	11.4%	1,224	<b>1,262</b>	3.1%	\$491,463	<b>\$521,428</b>	6.1%	\$445,000	<b>\$450,000</b>	1.1%	215	<b>283</b>	31.6%
Williamsburg	325	<b>229</b>	-29.5%	262	<b>170</b>	-35.1%	\$399,030	<b>\$430,577</b>	7.9%	\$364,530	<b>\$398,318</b>	9.3%	36	<b>40</b>	11.1%
York County	849	<b>870</b>	2.5%	904	<b>808</b>	-10.6%	\$434,036	<b>\$452,540</b>	4.3%	\$405,733	<b>\$418,815</b>	3.2%	137	<b>166</b>	21.2%
New Kent County	634	<b>552</b>	-12.9%	464	<b>403</b>	-13.1%	\$421,680	<b>\$456,227</b>	8.2%	\$390,500	<b>\$415,000</b>	6.3%	119	<b>134</b>	12.6%
Charles City County	47	<b>55</b>	17.0%	28	<b>39</b>	39.3%	\$414,098	<b>\$315,988</b>	-23.7%	\$274,000	<b>\$274,507</b>	0.2%	10	<b>12</b>	20.0%

# Area Overview - Single Family Detached Market



Geography	New Listings			Sales			Average Sales Price			Median Sales Price			Active Listings			Months Supply		
	Oct-23	Oct-24	% chg	Oct-23	Oct-24	% chg	Oct-23	Oct-24	% chg	Oct-23	Oct-24	% chg	Oct-23	Oct-24	% chg	Oct-23	Oct-24	% chg
James City County	122	<b>128</b>	4.9%	89	<b>95</b>	6.7%	\$566,521	<b>\$616,167</b>	8.8%	\$499,990	<b>\$520,000</b>	4.0%	167	<b>225</b>	34.7%	1.7	<b>2.3</b>	34.6%
Williamsburg	17	<b>13</b>	-23.5%	20	<b>7</b>	-65.0%	\$485,054	<b>\$395,143</b>	-18.5%	\$454,000	<b>\$410,000</b>	-9.7%	24	<b>20</b>	-16.7%	1.5	<b>1.8</b>	15.8%
York County	60	<b>73</b>	21.7%	41	<b>66</b>	61.0%	\$475,401	<b>\$480,234</b>	1.0%	\$459,960	<b>\$487,500</b>	6.0%	114	<b>148</b>	29.8%	1.7	<b>2.4</b>	47.5%
New Kent County	49	<b>57</b>	16.3%	43	<b>43</b>	0.0%	\$413,699	<b>\$486,445</b>	17.6%	\$387,945	<b>\$415,000</b>	7.0%	113	<b>121</b>	7.1%	2.6	<b>3.2</b>	27.0%
Charles City County	5	<b>10</b>	100.0%	3	<b>3</b>	0.0%	\$246,433	<b>\$228,136</b>	-7.4%	\$281,000	<b>\$239,900</b>	-14.6%	10	<b>12</b>	20.0%	2.9	<b>3.5</b>	20.0%



# Area Overview - Single Family Detached Market YTD



Geography	New Listings YTD			Sales YTD			Average Sales Price YTD			Median Sales Price YTD			Active Listings YTD		
	Oct-23	Oct-24	% chg	Oct-23	Oct-24	% chg	Oct-23	Oct-24	% chg	Oct-23	Oct-24	% chg	Oct-23	Oct-24	% chg
James City County	1,194	<b>1,314</b>	10.1%	993	<b>1,019</b>	2.6%	\$531,522	<b>\$561,090</b>	5.6%	\$475,000	<b>\$488,500</b>	2.8%	167	<b>225</b>	34.7%
Williamsburg	230	<b>149</b>	-35.2%	173	<b>107</b>	-38.2%	\$437,941	<b>\$485,846</b>	10.9%	\$410,000	<b>\$449,950</b>	9.7%	24	<b>20</b>	-16.7%
York County	673	<b>729</b>	8.3%	717	<b>641</b>	-10.6%	\$464,128	<b>\$480,635</b>	3.6%	\$439,900	<b>\$457,000</b>	3.9%	114	<b>148</b>	29.8%
New Kent County	569	<b>499</b>	-12.3%	414	<b>368</b>	-11.1%	\$436,091	<b>\$469,807</b>	7.7%	\$403,850	<b>\$430,465</b>	6.6%	113	<b>121</b>	7.1%
Charles City County	47	<b>55</b>	17.0%	28	<b>39</b>	39.3%	\$414,098	<b>\$315,988</b>	-23.7%	\$274,000	<b>\$274,507</b>	0.2%	10	<b>12</b>	20.0%

# Area Overview - Townhome & Condo Market



	New Listings			Sales			Average Sales Price			Median Sales Price			Active Listings			Months Supply		
Geography	Oct-23	Oct-24	% chg	Oct-23	Oct-24	% chg	Oct-23	Oct-24	% chg	Oct-23	Oct-24	% chg	Oct-23	Oct-24	% chg	Oct-23	Oct-24	% chg
James City County	34	<b>37</b>	8.8%	19	<b>22</b>	15.8%	\$326,027	<b>\$367,933</b>	12.9%	\$285,000	<b>\$367,495</b>	28.9%	48	<b>58</b>	20.8%	2.1	<b>2.4</b>	10.2%
Williamsburg	4	<b>11</b>	175.0%	10	<b>3</b>	-70.0%	\$371,378	<b>\$286,333</b>	-22.9%	\$361,843	<b>\$259,000</b>	-28.4%	12	<b>20</b>	66.7%	1.4	<b>2.9</b>	107.3%
York County	12	<b>11</b>	-8.3%	9	<b>22</b>	144.4%	\$318,456	<b>\$353,967</b>	11.2%	\$370,000	<b>\$364,500</b>	-1.5%	23	<b>18</b>	-21.7%	1.2	<b>1.1</b>	-9.0%
New Kent County	0	<b>10</b>	n/a	6	<b>10</b>	66.7%	\$321,868	<b>\$324,579</b>	0.8%	\$327,303	<b>\$338,490</b>	3.4%	6	<b>13</b>	116.7%	1.0	<b>3.1</b>	214.4%
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		
	Oct-23	Oct-24	% chg	Oct-23	Oct-24	% chg	Oct-23	Oct-24	% chg	Oct-23	Oct-24	% chg	Oct-23	Oct-24	% chg
James City County	238	<b>281</b>	18.1%	231	<b>243</b>	5.2%	\$320,787	<b>\$358,029</b>	11.6%	\$316,000	<b>\$349,950</b>	10.7%	48	<b>58</b>	20.8%
Williamsburg	95	<b>80</b>	-15.8%	89	<b>63</b>	-29.2%	\$323,371	<b>\$340,765</b>	5.4%	\$323,838	<b>\$350,000</b>	8.1%	12	<b>20</b>	66.7%
York County	176	<b>141</b>	-19.9%	187	<b>167</b>	-10.7%	\$318,332	<b>\$345,036</b>	8.4%	\$315,000	<b>\$354,862</b>	12.7%	23	<b>18</b>	-21.7%
New Kent County	65	<b>53</b>	-18.5%	50	<b>35</b>	-30.0%	\$301,864	<b>\$313,450</b>	3.8%	\$290,000	<b>\$313,990</b>	8.3%	6	<b>13</b>	116.7%
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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All inquiries regarding this report may be directed to:  
Robin Spensieri  
Virginia REALTORS® Vice President of Communications and Media Relations  
[rspensieri@virginiarealtors.org](mailto:rspensieri@virginiarealtors.org)  
804-622-7954

Data and analysis provided by Virginia REALTORS® Chief Economist, Ryan Price

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