

# WAAR WILLIAMSBURG

## MARKET INDICATORS REPORT

CUSTOM REPORT PREPARED BY  
VIRGINIA REALTORS®

# WAAR Market Indicators Report



## Key Market Trends: January 2026

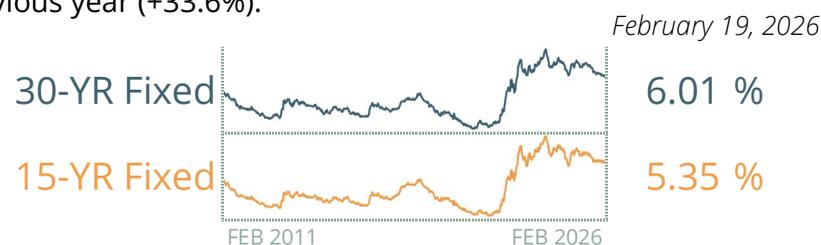
- Sales activity continued to climb in the WAAR area.** Home sales grew 14% leading to 171 sales in January, 21 more than the year prior. Williamsburg experienced an uptick in sales this month with 13 more than the previous year (+260.0%). Activity also increased in New Kent County with nine additional sales (+42.9%). York County was down eight sales from the same time last year (-14.0%).
- Pending sales grew for the third consecutive month in the WAAR market.** There were 32 more pending sales at the beginning of this year compared to last year resulting in 202 regionwide, rising 18.8%. York County (+18 pending sales) and New Kent County (+17 pending sales) saw the largest uptick in pending sales activity this month. Williamsburg was the only market where pending sales fell (-3 pending sales).
- Prices were on the rise across the WAAR footprint.** The median price in the region was \$480,000 in January, 10.7% higher than a year ago, a \$46,500 price gain. The median home price rose \$78,160 in New Kent County (+19.7%) as James City County saw prices increase for the third consecutive month (+9.0%). After going up the last six months, Williamsburg experienced a \$74,500 median price drop this month (-15.9%).
- Supply expanded as more active listings hit the market this month.** Regionwide, there were 218 more listings at the end of January, resulting in 751 total listings, a 40.9% surge in activity. There was significant listing growth in James City County, which added 132 listings (60.0%) and York County with 46 more than the previous year (+33.6%).



### WAAR Market Dashboard

YoY Chg	Jan-26	Indicator
▲ 14.0%	171	Sales
▲ 18.8%	202	Pending Sales
▲ 14.0%	309	New Listings
▲ 8.7%	\$518,075	Average List Price
▲ 5.6%	\$505,098	Average Sales Price
▲ 10.7%	\$480,000	Median Sales Price
▲ 1.1%	\$230	Average Price Per Square Foot
▲ 20.4%	\$86.4	Sold Dollar Volume (in millions)
▼ -2.1%	98.1%	Average Sold/Ask Price Ratio
▲ 32.1%	49	Average Days on Market
▲ 88.9%	34	Median Days on Market
▲ 40.9%	751	Active Listings
▲ 38.5%	2.8	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.**

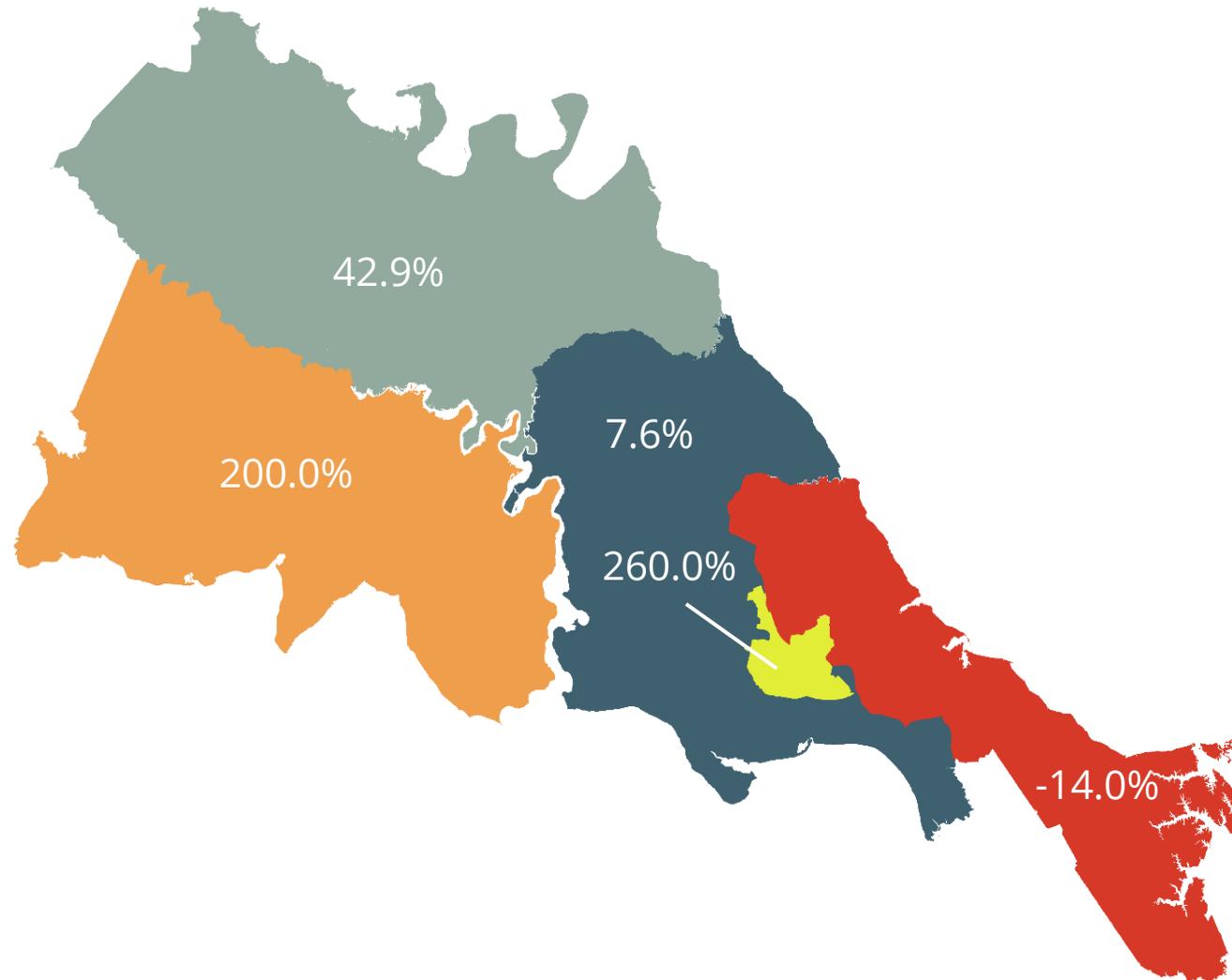
REALTORS® are well-informed about critical factors that affect your specific market area – such as changes in market conditions, consumer attitudes and interest rates.

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

Contact an experienced REALTOR®.



# Market Activity - WAAR Footprint



Jurisdiction	Total Sales		
	Jan-25	Jan-26	% Chg
Charles City County	1	3	200.0%
James City County	66	71	7.6%
New Kent County	21	30	42.9%
Williamsburg	5	18	260.0%
York County	57	49	-14.0%
<b>WAAR</b>	<b>150</b>	<b>171</b>	<b>14.0%</b>

# Total Market Overview

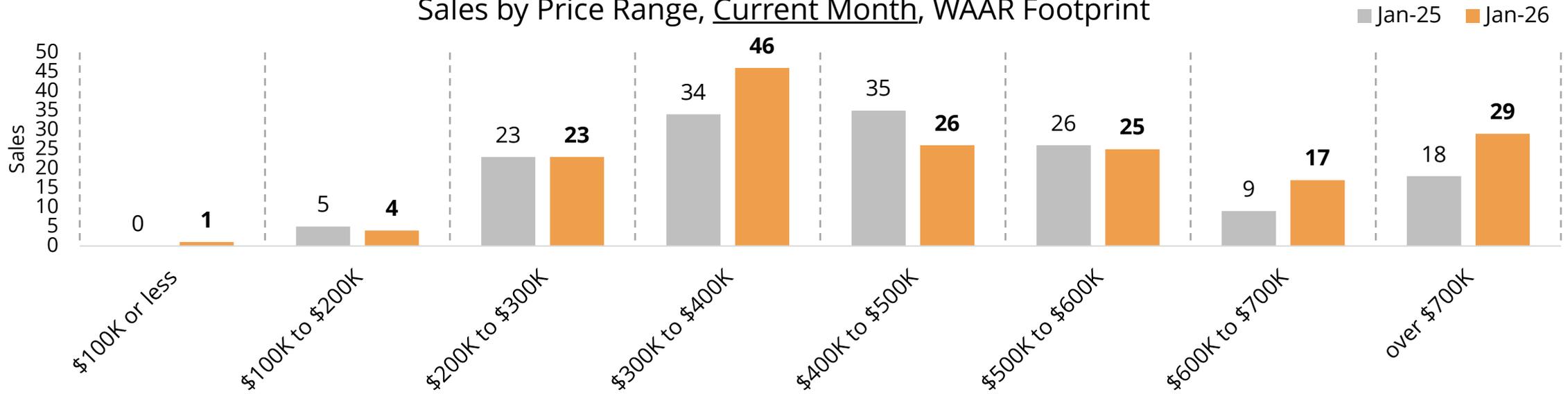


Key Metrics	2-year Trends		Jan-25	Jan-26	YoY Chg	2025 YTD	2026 YTD	YoY Chg
	Jan-24	Jan-26						
Sales			150	<b>171</b>	14.0%	150	<b>171</b>	14.0%
Pending Sales			170	<b>202</b>	18.8%	170	<b>202</b>	18.8%
New Listings			271	<b>309</b>	14.0%	271	<b>309</b>	14.0%
Average List Price			\$476,734	<b>\$518,075</b>	8.7%	\$480,202	<b>\$518,075</b>	7.9%
Average Sales Price			\$478,179	<b>\$505,098</b>	5.6%	\$481,493	<b>\$505,098</b>	4.9%
Median Sales Price			\$433,500	<b>\$480,000</b>	10.7%	\$438,000	<b>\$480,000</b>	9.6%
Average Price Per Square Foot			\$227	<b>\$230</b>	1.1%	\$226	<b>\$230</b>	1.5%
Sold Dollar Volume (in millions)			\$71.7	<b>\$86.4</b>	20.4%	\$71.7	<b>\$86.4</b>	20.4%
Average Sold/Ask Price Ratio			100.2%	<b>98.1%</b>	-2.1%	100.2%	<b>98.1%</b>	-2.1%
Average Days on Market			37	<b>49</b>	32.1%	37	<b>49</b>	32.6%
Median Days on Market			18	<b>34</b>	88.9%	18	<b>34</b>	94.3%
Active Listings			533	<b>751</b>	40.9%	n/a	<b>n/a</b>	n/a
Months of Supply			2.0	<b>2.8</b>	38.5%	n/a	<b>n/a</b>	n/a

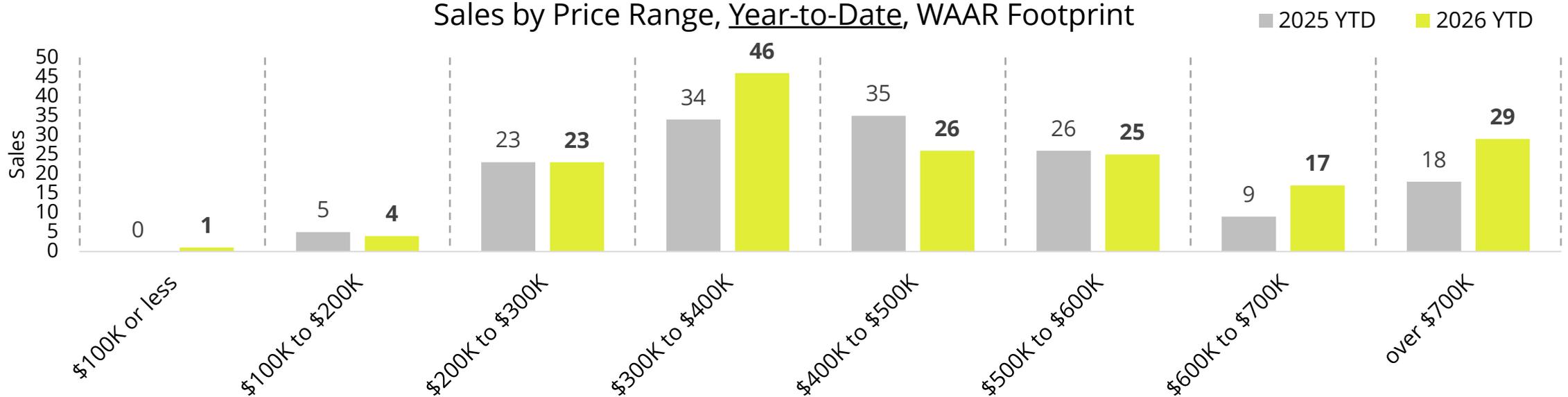
# Total Market by Price Range



Sales by Price Range, Current Month, WAAR Footprint



Sales by Price Range, Year-to-Date, WAAR Footprint



# Single-Family Detached Market Overview

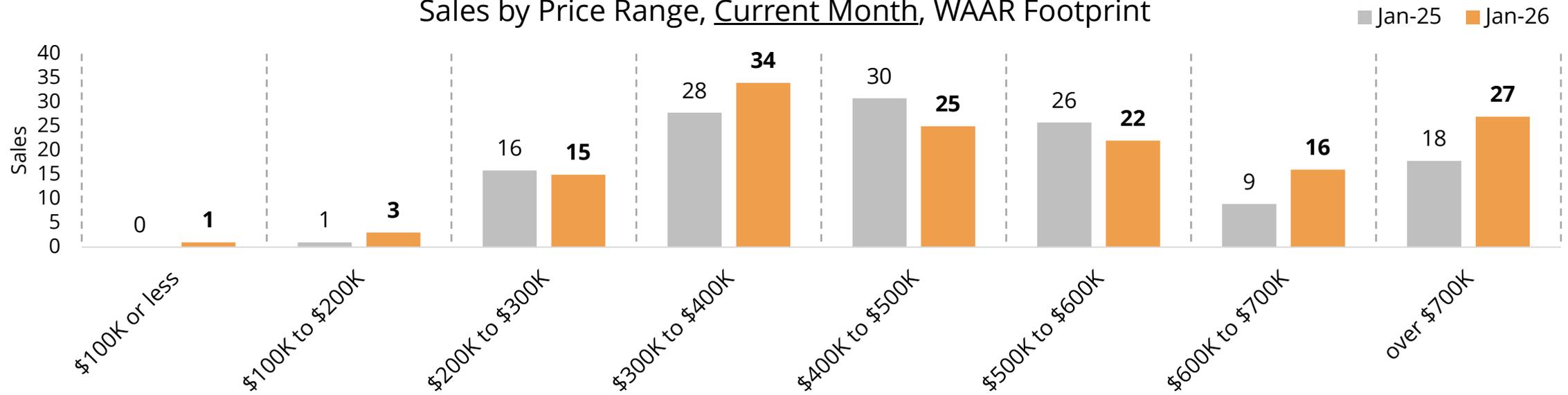


Key Metrics	2-year Trends		Jan-25	Jan-26	YoY Chg	2025 YTD	2026 YTD	YoY Chg
	Jan-24	Jan-26						
Sales			128	<b>143</b>	11.7%	128	<b>143</b>	11.7%
Pending Sales			144	<b>172</b>	19.4%	144	<b>172</b>	19.4%
New Listings			227	<b>249</b>	9.7%	227	<b>249</b>	9.7%
Average List Price			\$505,325	<b>\$543,553</b>	7.6%	\$507,611	<b>\$543,553</b>	7.1%
Average Sales Price			\$507,786	<b>\$529,607</b>	4.3%	\$509,858	<b>\$529,607</b>	3.9%
Median Sales Price			\$461,723	<b>\$495,000</b>	7.2%	\$462,500	<b>\$495,000</b>	7.0%
Average Price Per Square Foot			\$229	<b>\$229</b>	-0.1%	\$229	<b>\$229</b>	0.1%
Sold Dollar Volume (in millions)			\$65.0	<b>\$75.7</b>	16.5%	\$65.0	<b>\$75.7</b>	16.5%
Average Sold/Ask Price Ratio			100.5%	<b>98.0%</b>	-2.4%	100.4%	<b>98.0%</b>	-2.4%
Average Days on Market			39	<b>50</b>	28.7%	39	<b>50</b>	29.7%
Median Days on Market			18	<b>35</b>	100.0%	17	<b>35</b>	105.9%
Active Listings			442	<b>612</b>	38.5%	n/a	<b>n/a</b>	n/a
Months of Supply			2.1	<b>2.8</b>	35.2%	n/a	<b>n/a</b>	n/a

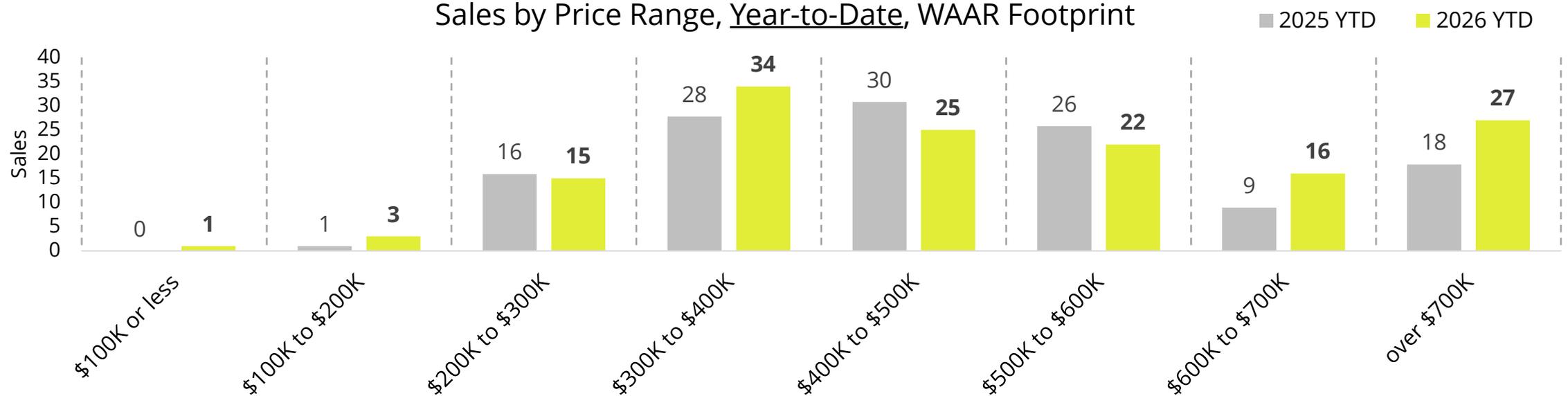
# Single-Family Detached Market by Price Range



Sales by Price Range, Current Month, WAAR Footprint



Sales by Price Range, Year-to-Date, WAAR Footprint



# Townhome & Condo Market Overview

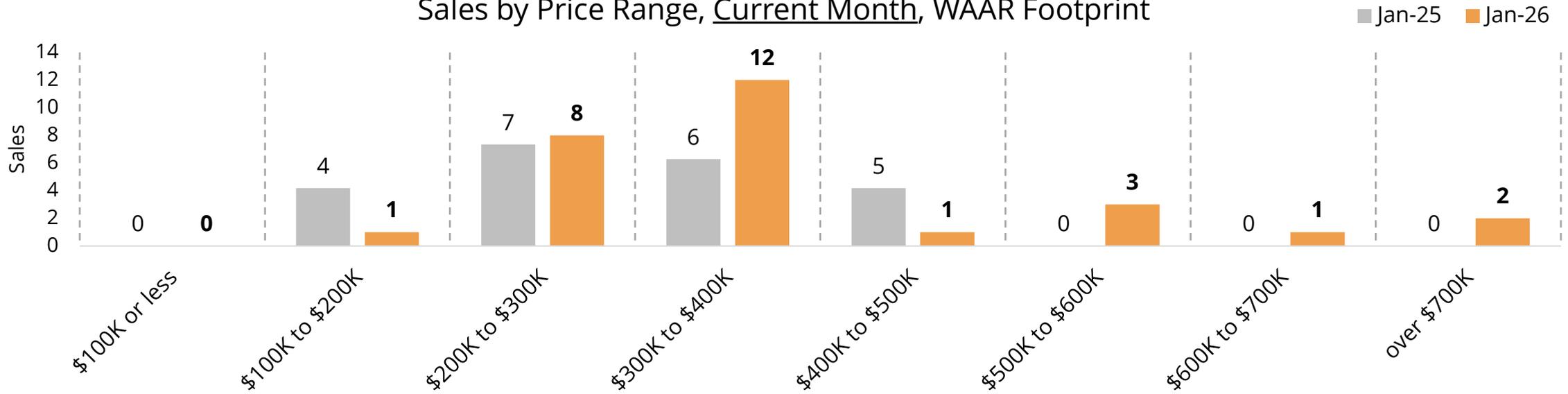


Key Metrics	2-year Trends		Jan-25	Jan-26	YoY Chg	2025 YTD	2026 YTD	YoY Chg
	Jan-24	Jan-26						
Sales			22	<b>28</b>	27.3%	22	<b>28</b>	27.3%
Pending Sales			26	<b>30</b>	15.4%	26	<b>30</b>	15.4%
New Listings			44	<b>60</b>	36.4%	44	<b>60</b>	36.4%
Average List Price			\$310,386	<b>\$387,954</b>	25.0%	\$311,833	<b>\$387,954</b>	24.4%
Average Sales Price			\$305,920	<b>\$379,927</b>	24.2%	\$307,249	<b>\$379,927</b>	23.7%
Median Sales Price			\$295,147	<b>\$340,000</b>	15.2%	\$300,000	<b>\$340,000</b>	13.3%
Average Price Per Square Foot			\$159	<b>\$235</b>	47.3%	\$166	<b>\$235</b>	41.1%
Sold Dollar Volume (in millions)			\$6.7	<b>\$10.6</b>	58.1%	\$6.7	<b>\$10.6</b>	58.1%
Average Sold/Ask Price Ratio			98.6%	<b>98.2%</b>	-0.5%	98.6%	<b>98.2%</b>	-0.4%
Average Days on Market			26	<b>42</b>	65.5%	26	<b>42</b>	64.2%
Median Days on Market			23	<b>33</b>	46.7%	23	<b>33</b>	43.5%
Active Listings			91	<b>139</b>	52.7%	n/a	<b>n/a</b>	n/a
Months of Supply			1.8	<b>2.7</b>	54.2%	n/a	<b>n/a</b>	n/a

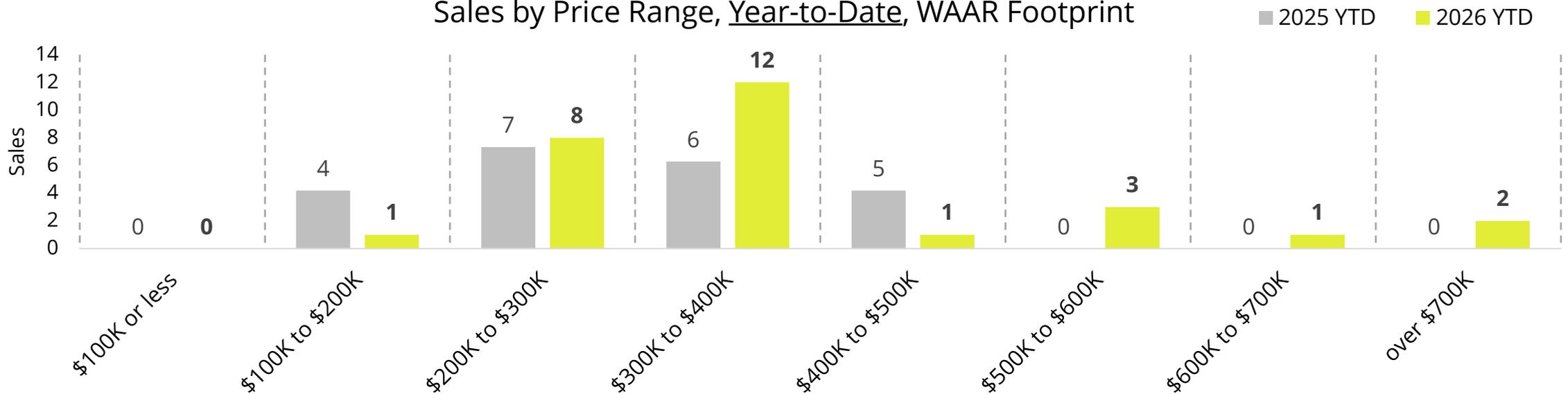
# Townhome & Condo Market by Price Range



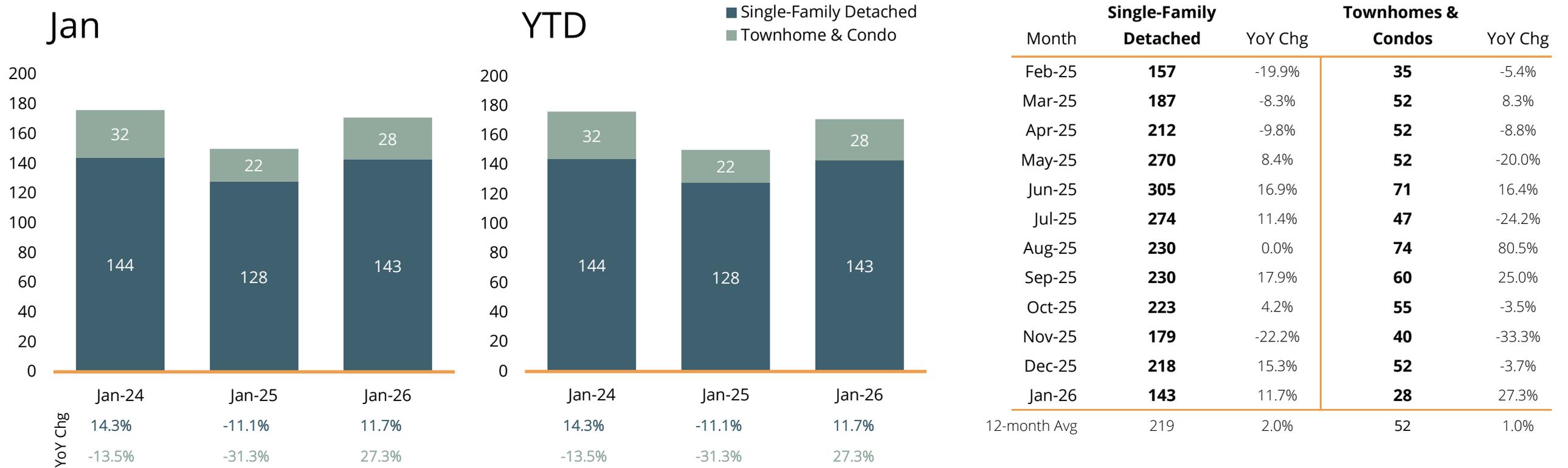
Sales by Price Range, Current Month, WAAR Footprint



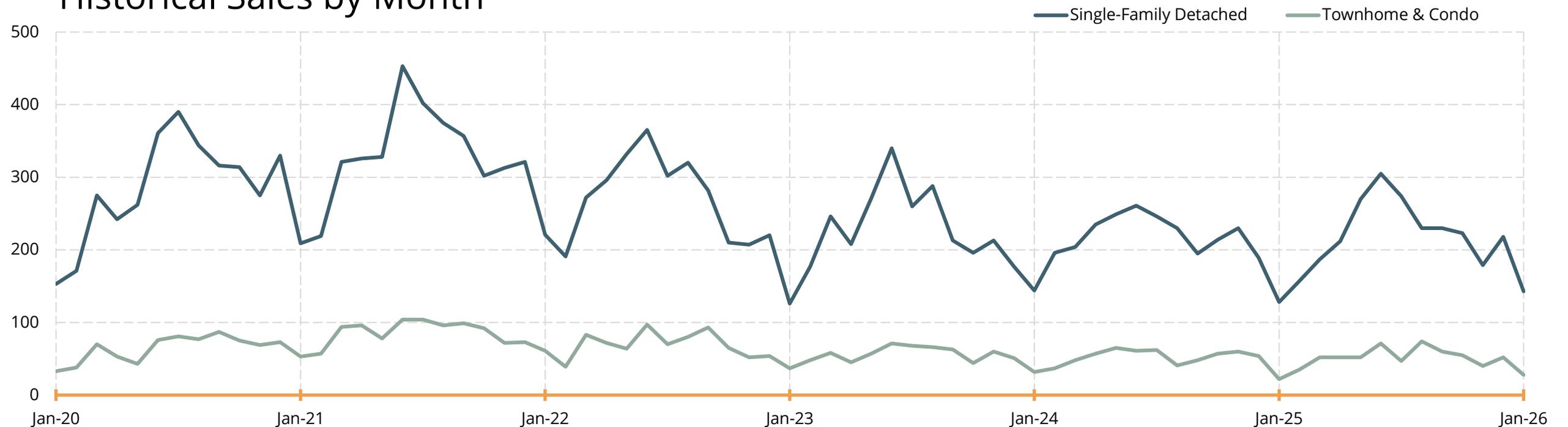
Sales by Price Range, Year-to-Date, WAAR Footprint



# Sales

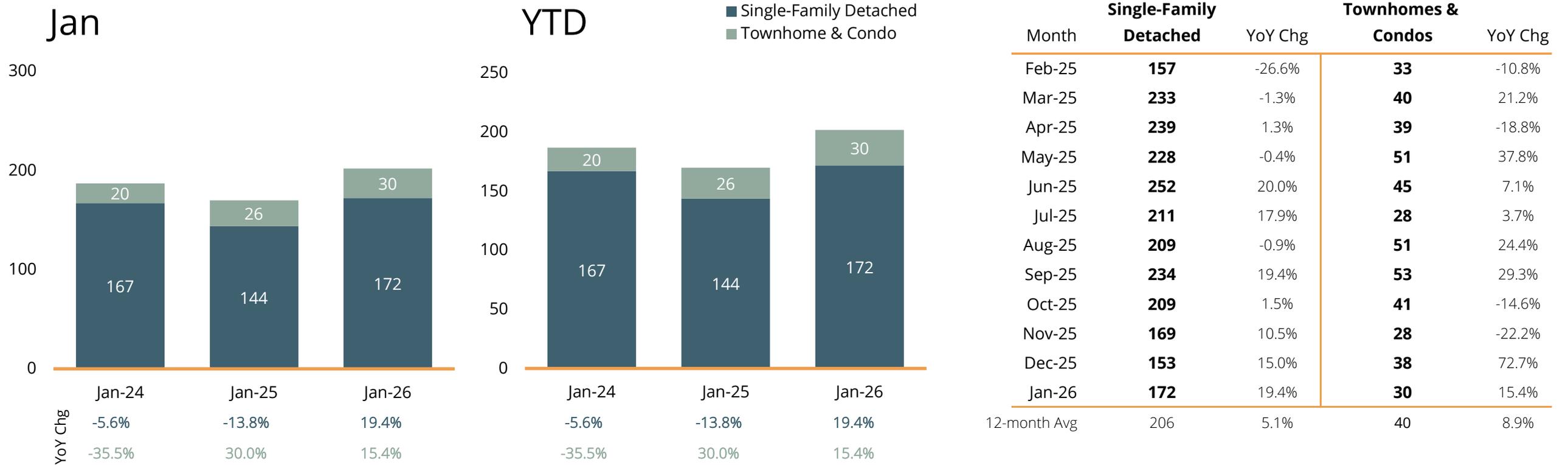


## Historical Sales by Month



Source: Virginia REALTORS®, data accessed February 15, 2026

# Pending Sales

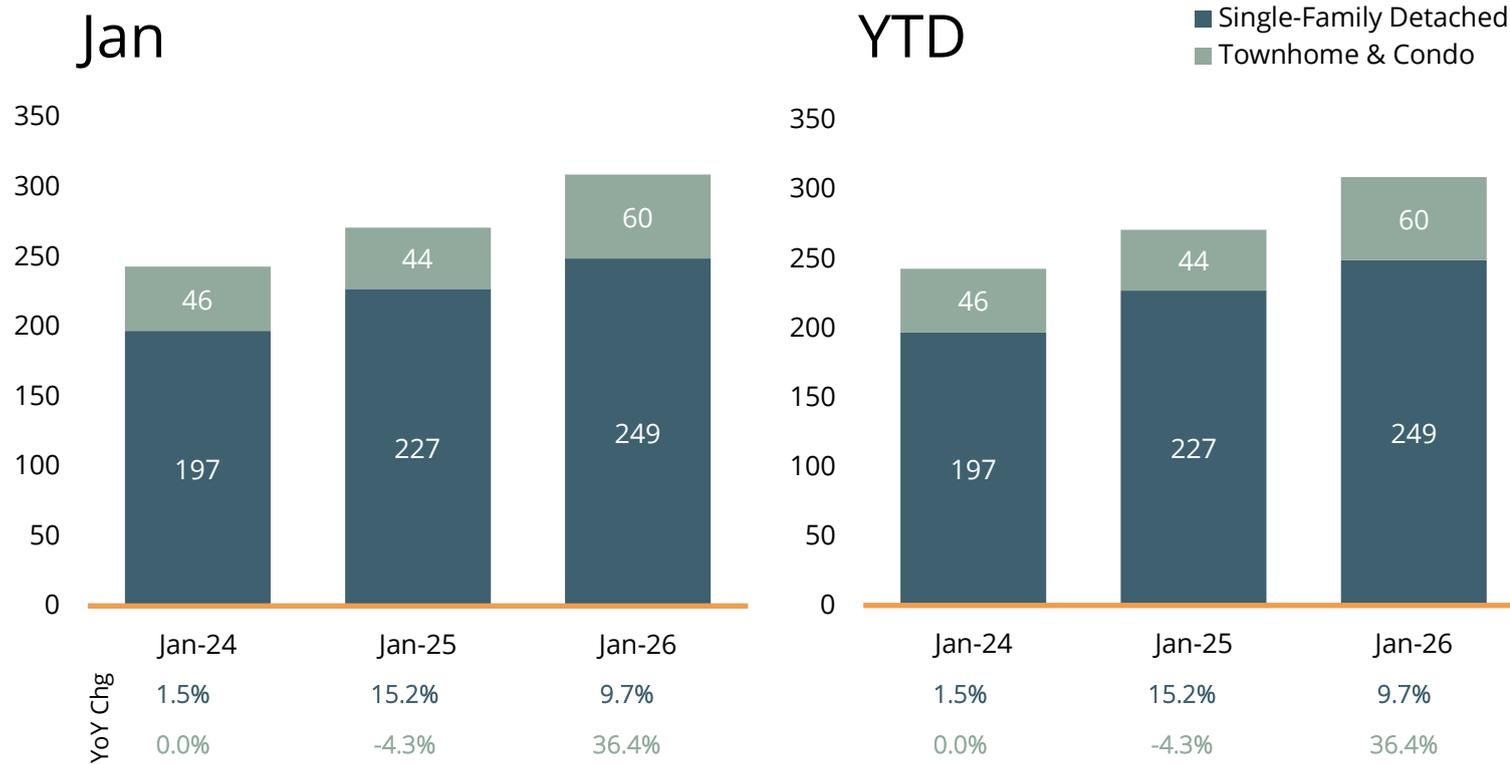


## Historical Pending Sales by Month



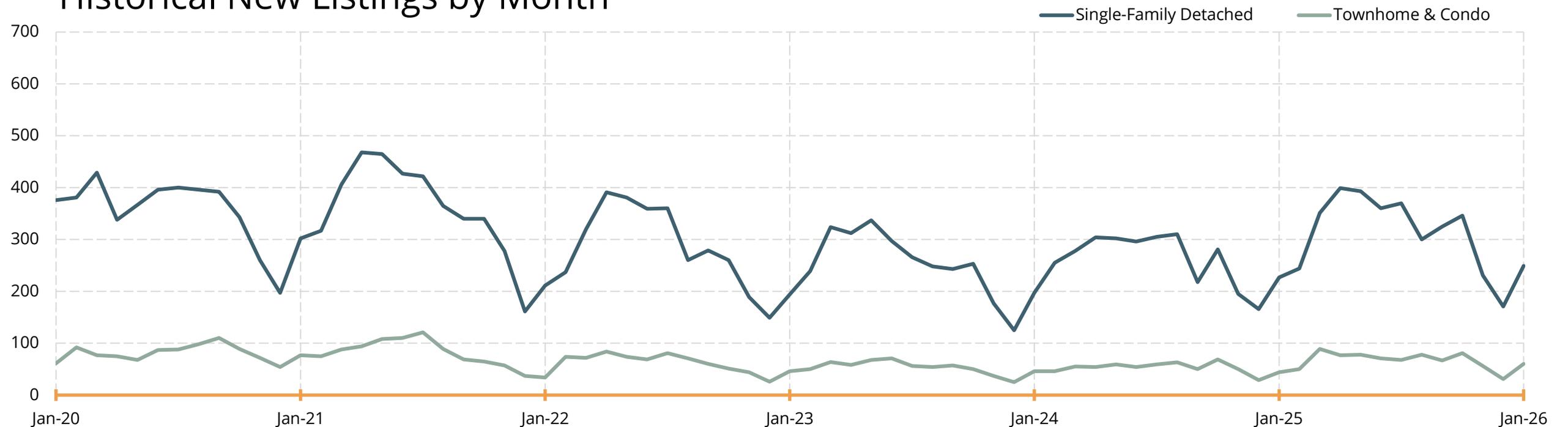
Source: Virginia REALTORS®, data accessed February 15, 2026

# New Listings



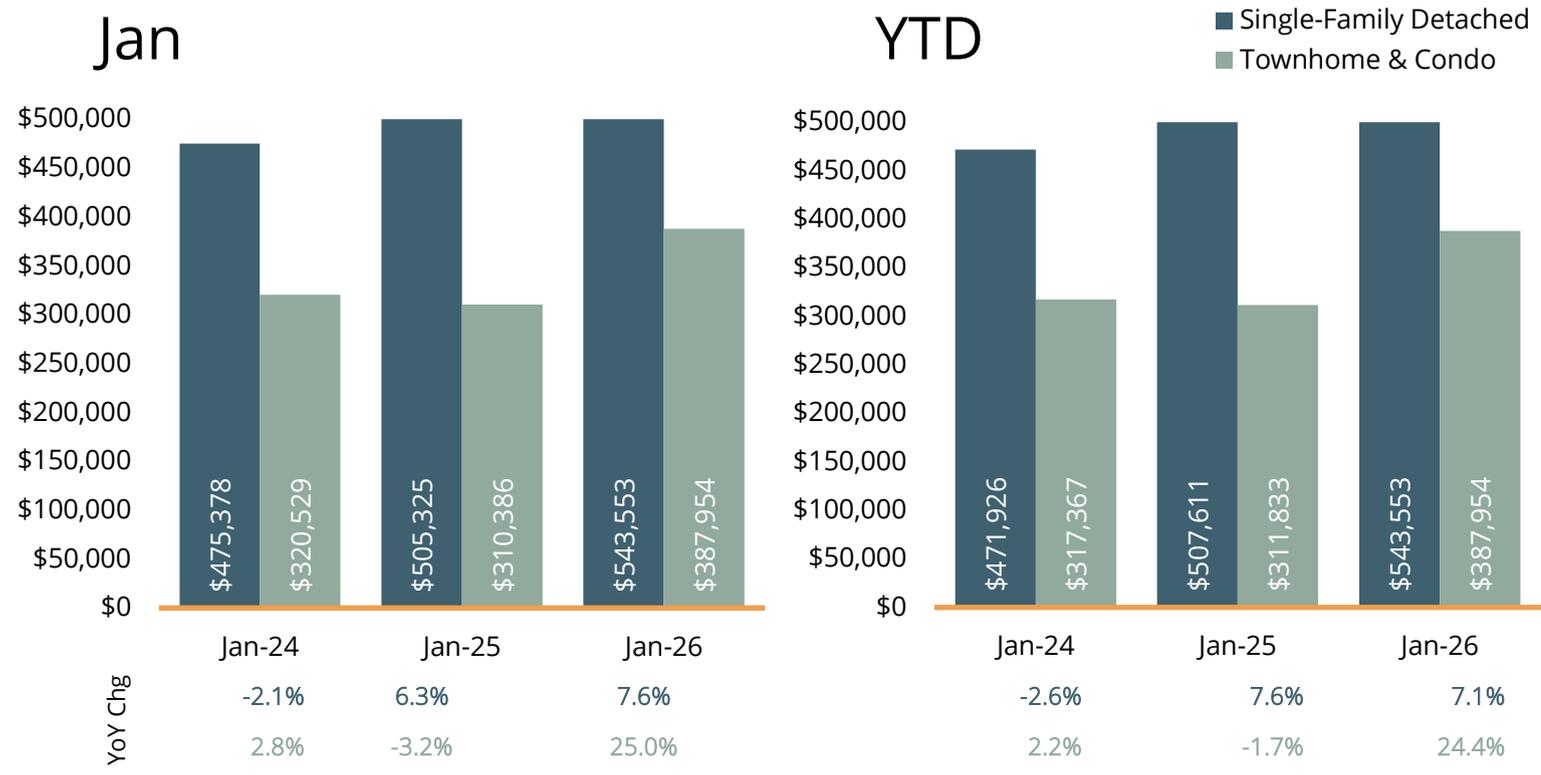
Month	Single-Family		Townhomes & Condos	
	Detached	YoY Chg	Condos	YoY Chg
Feb-25	244	-4.3%	50	8.7%
Mar-25	351	26.3%	89	61.8%
Apr-25	399	31.3%	77	42.6%
May-25	393	30.1%	78	32.2%
Jun-25	360	21.6%	71	31.5%
Jul-25	370	21.3%	68	15.3%
Aug-25	300	-3.2%	78	23.8%
Sep-25	325	49.1%	67	34.0%
Oct-25	346	23.1%	81	17.4%
Nov-25	231	18.5%	56	12.0%
Dec-25	171	3.0%	31	6.9%
Jan-26	249	9.7%	60	36.4%
12-month Avg	312	19.2%	67	27.5%

## Historical New Listings by Month



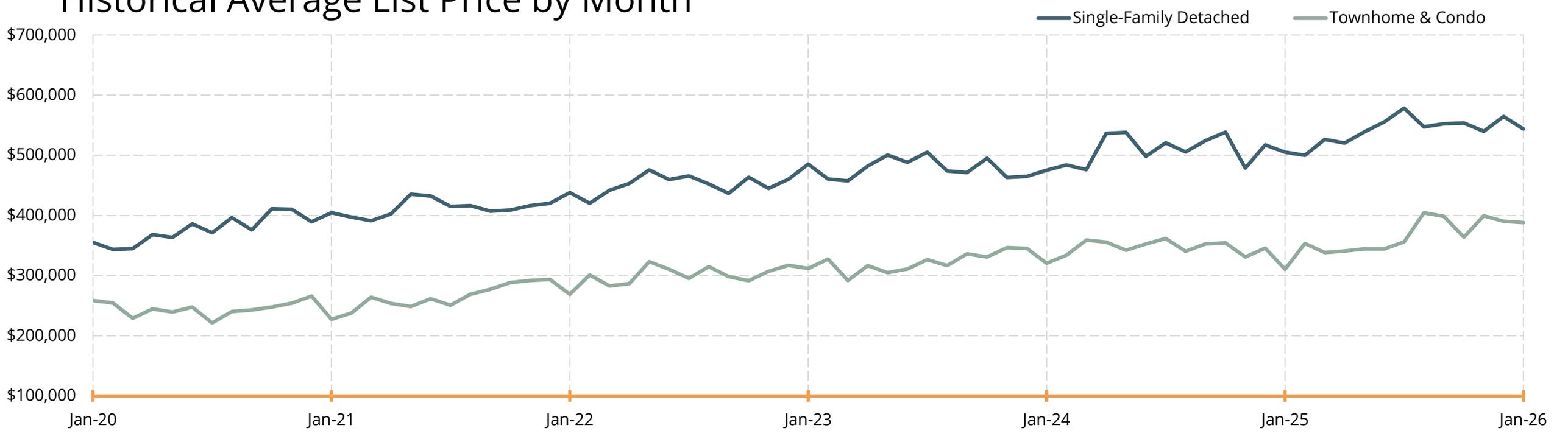
Source: Virginia REALTORS®, data accessed February 15, 2026

# Average List Price



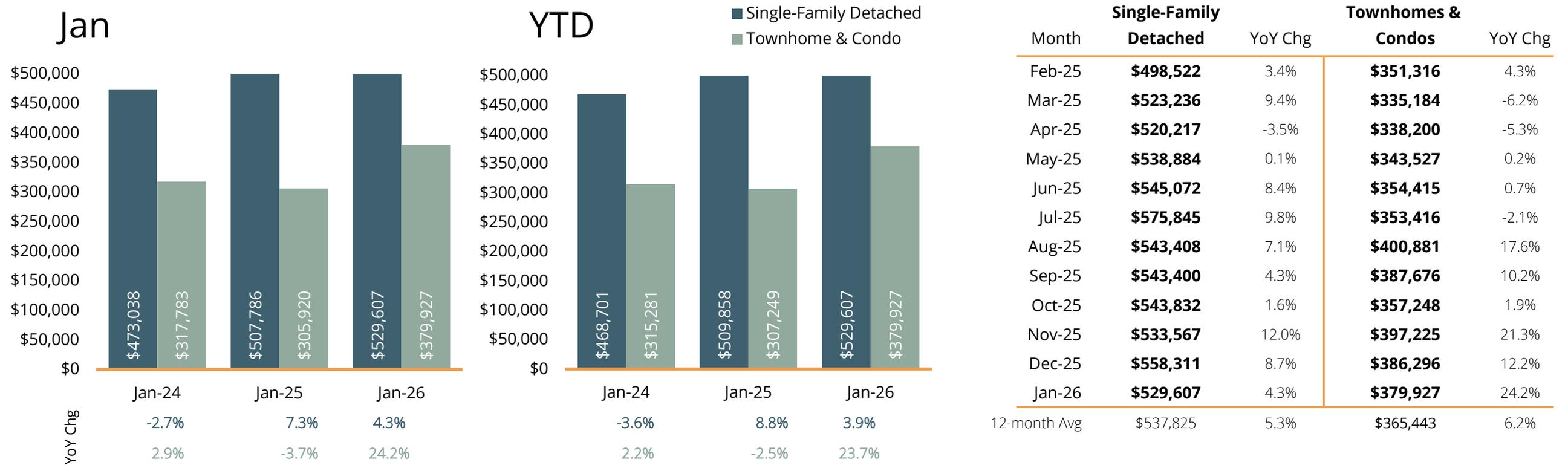
Month	Single-Family		Townhomes & Condos	
	Detached	YoY Chg	Condos	YoY Chg
Feb-25	\$500,148	3.4%	\$353,290	5.8%
Mar-25	\$526,176	10.5%	\$338,260	-5.8%
Apr-25	\$520,424	-2.9%	\$340,790	-4.2%
May-25	\$538,745	0.1%	\$344,370	0.6%
Jun-25	\$555,413	11.5%	\$344,370	-2.4%
Jul-25	\$578,227	11.0%	\$356,279	-1.5%
Aug-25	\$547,379	8.3%	\$404,529	18.9%
Sep-25	\$552,173	5.4%	\$398,532	13.0%
Oct-25	\$553,502	2.8%	\$364,076	2.8%
Nov-25	\$539,872	12.8%	\$399,240	20.6%
Dec-25	\$564,305	9.1%	\$390,420	12.9%
Jan-26	\$543,553	7.6%	\$387,954	25.0%
12-month Avg	\$543,326	6.5%	\$368,509	6.8%

## Historical Average List Price by Month

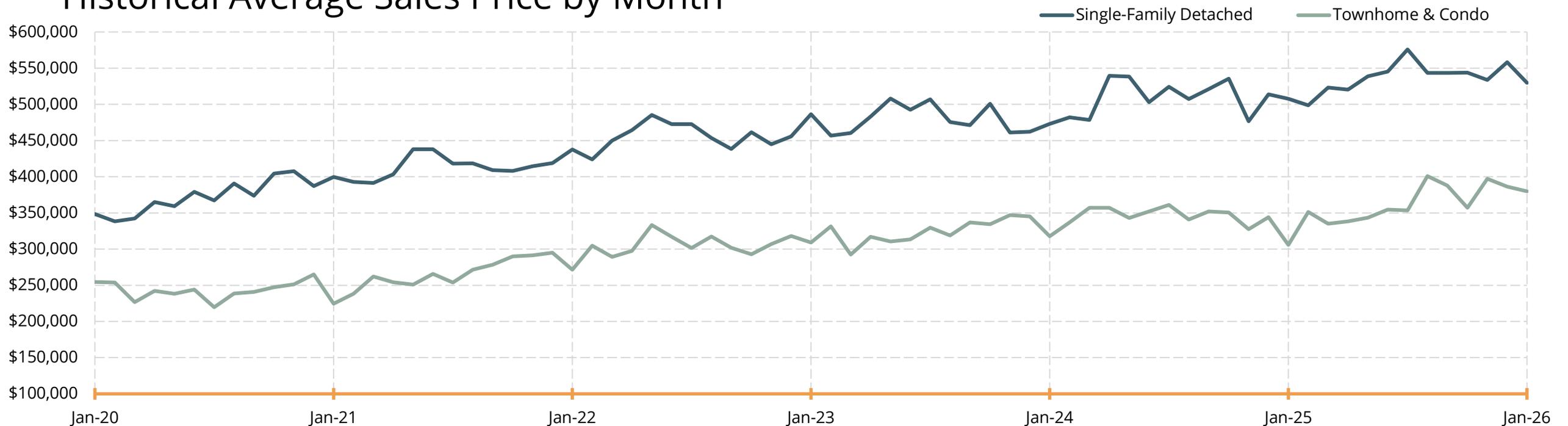


Source: Virginia REALTORS®, data accessed February 15, 2026

# Average Sales Price

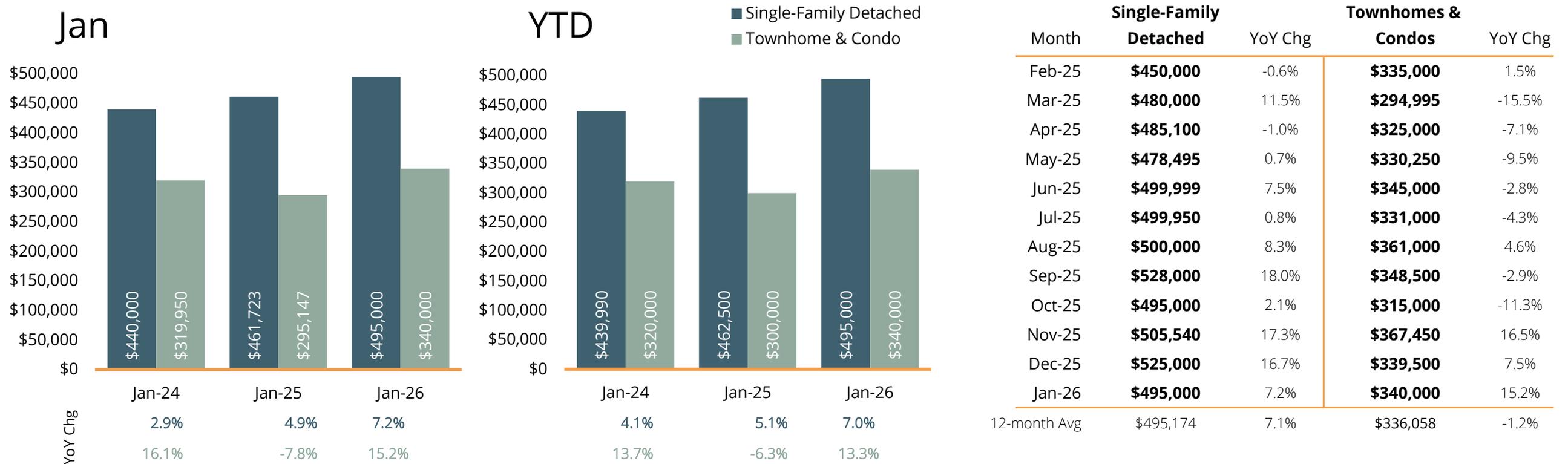


## Historical Average Sales Price by Month

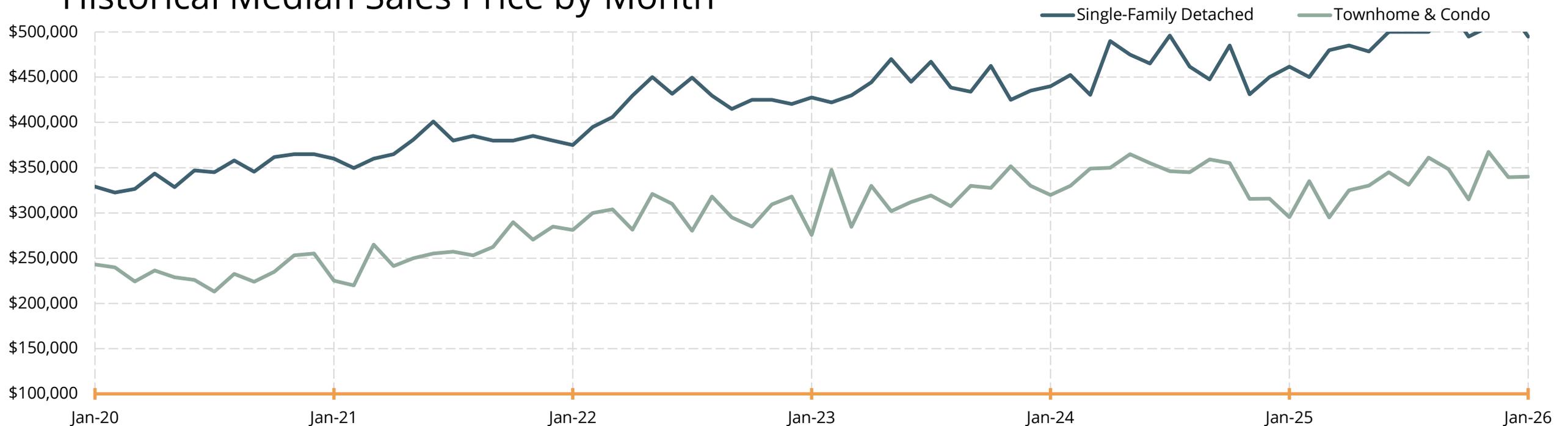


Source: Virginia REALTORS®, data accessed February 15, 2026

# Median Sales Price

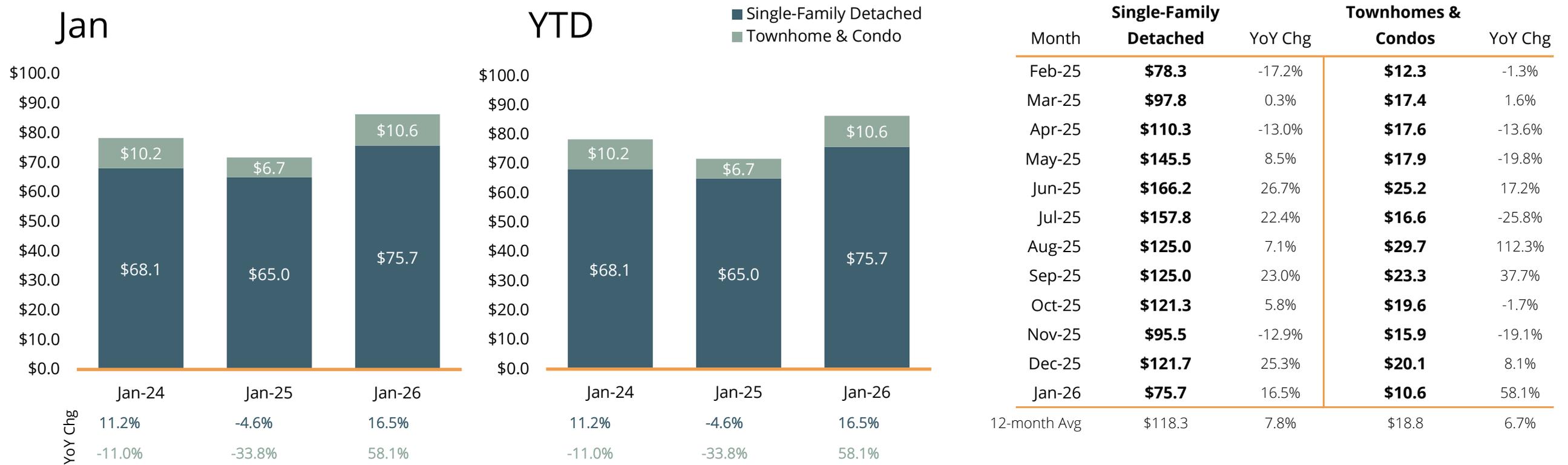


## Historical Median Sales Price by Month

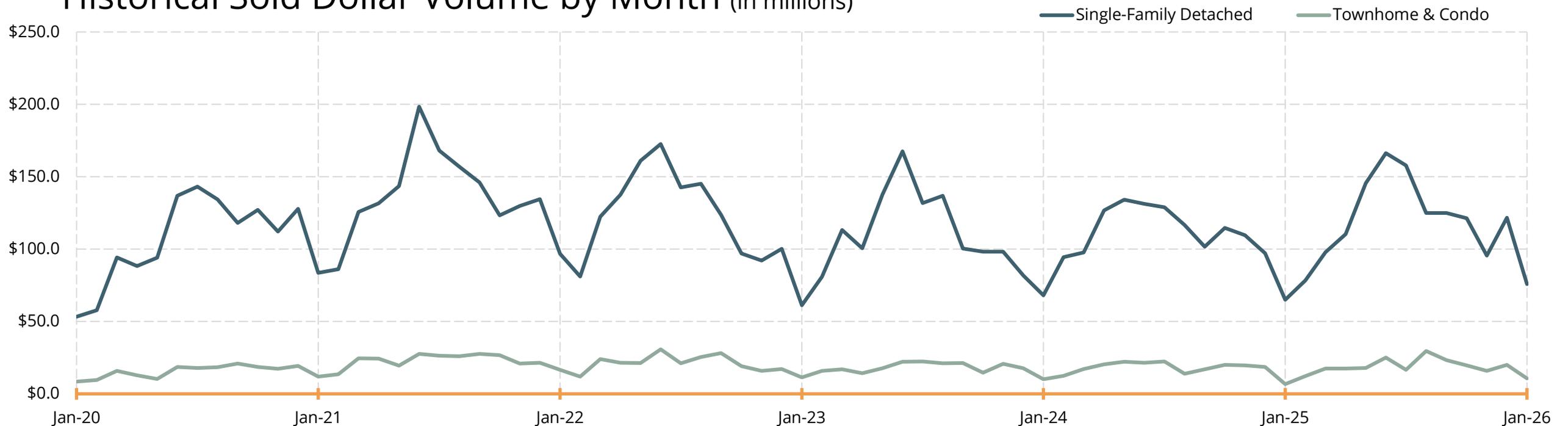


Source: Virginia REALTORS®, data accessed February 15, 2026

# Sold Dollar Volume (in millions)

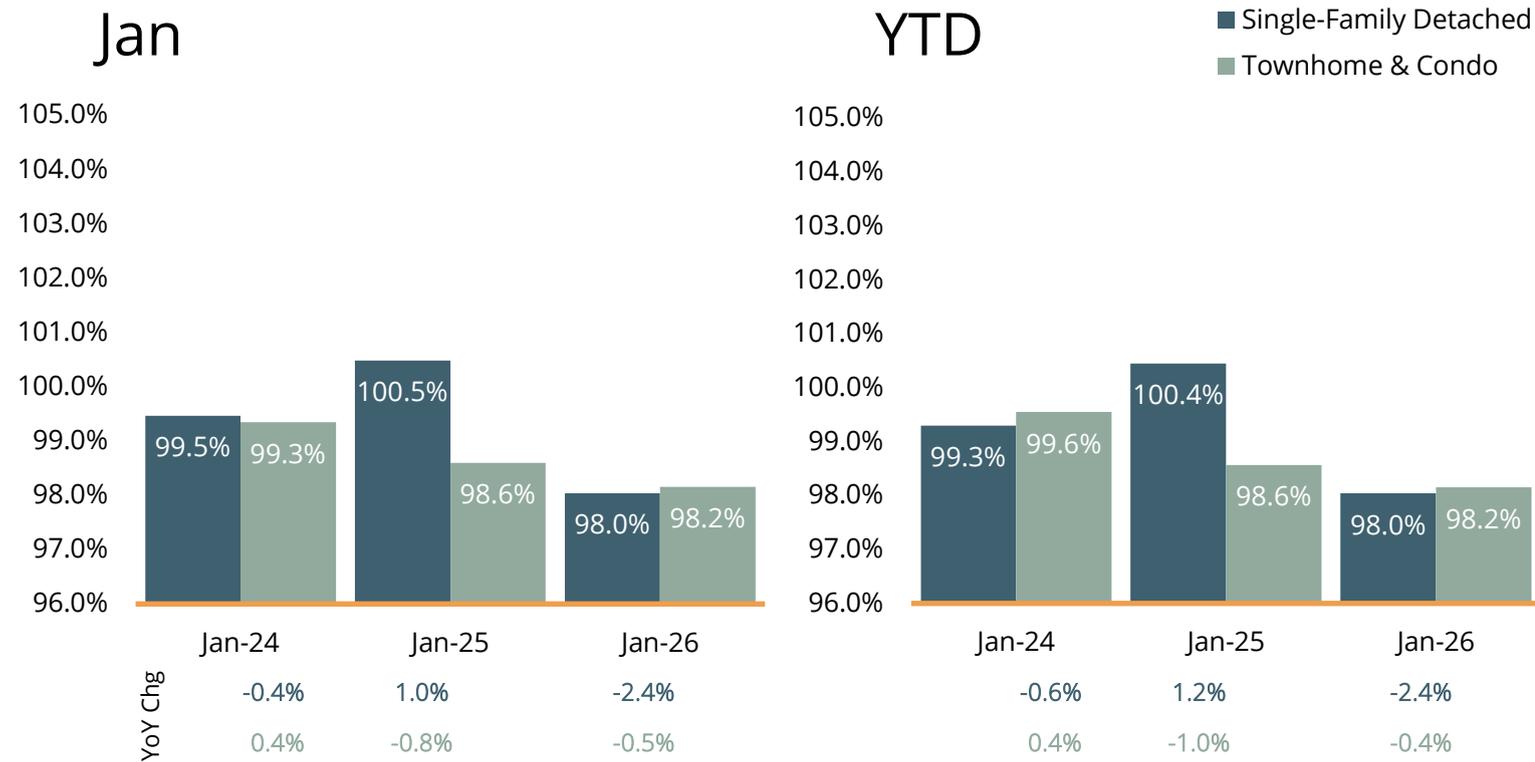


## Historical Sold Dollar Volume by Month (in millions)



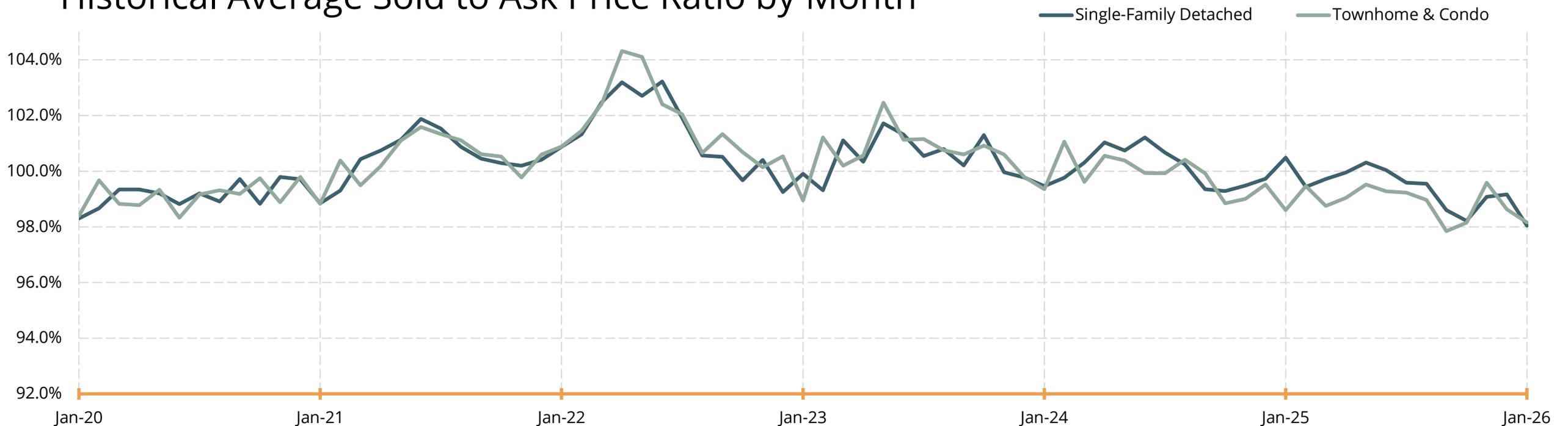
Source: Virginia REALTORS®, data accessed February 15, 2026

# Average Sold to Ask Price Ratio



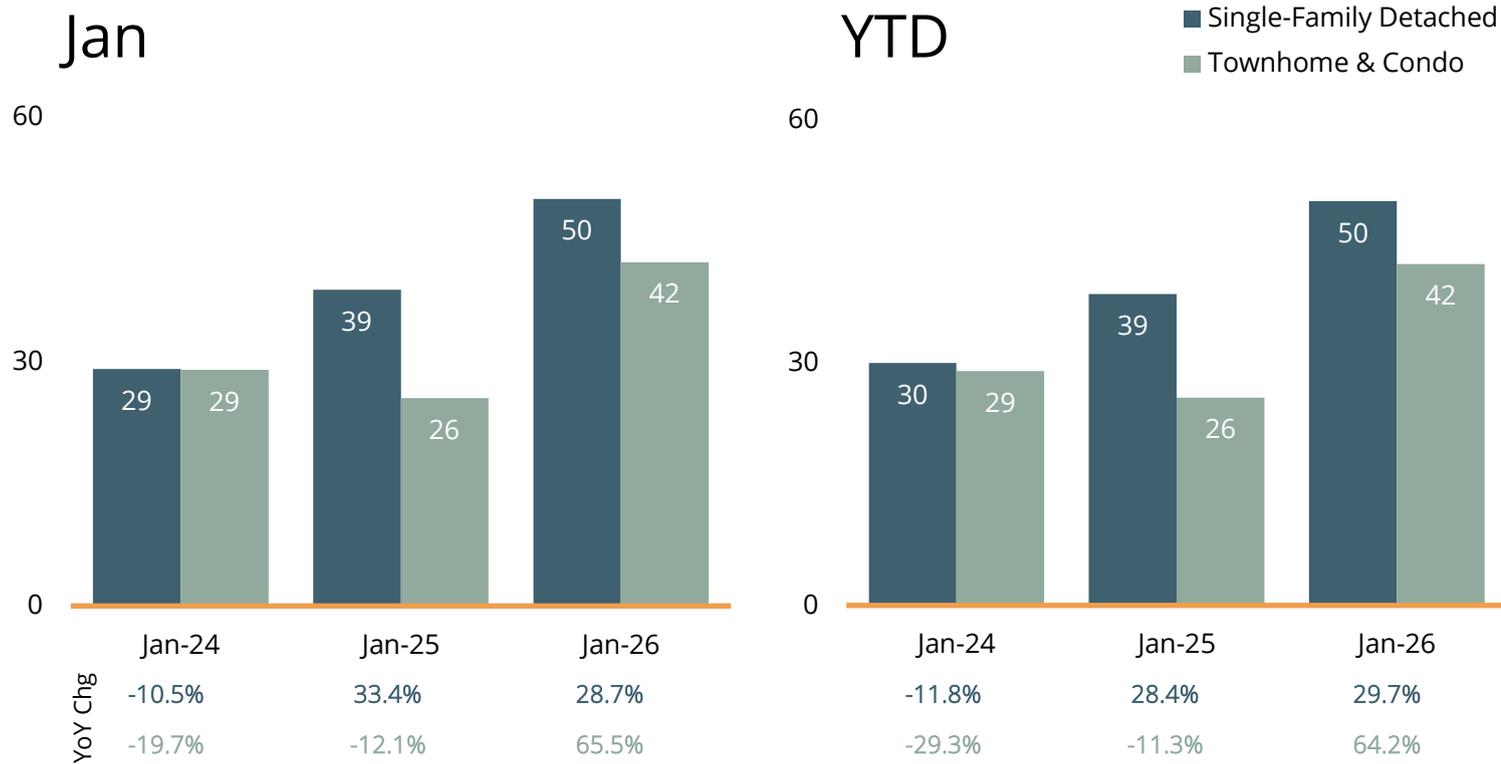
Month	Single-Family		Townhomes & Condos	
	Detached	YoY Chg	Condos	YoY Chg
Feb-25	99.4%	-0.3%	99.5%	-1.6%
Mar-25	99.7%	-0.6%	98.8%	-0.9%
Apr-25	100.0%	-1.1%	99.0%	-1.5%
May-25	100.3%	-0.4%	99.5%	-0.9%
Jun-25	100.0%	-1.2%	99.3%	-0.7%
Jul-25	99.6%	-1.1%	99.2%	-0.7%
Aug-25	99.6%	-0.7%	99.0%	-1.4%
Sep-25	98.6%	-0.8%	97.8%	-2.1%
Oct-25	98.2%	-1.1%	98.1%	-0.7%
Nov-25	99.1%	-0.4%	99.6%	0.6%
Dec-25	99.2%	-0.6%	98.6%	-0.9%
Jan-26	98.0%	-2.4%	98.2%	-0.5%
12-month Avg	99.3%	-0.9%	98.9%	-0.9%

## Historical Average Sold to Ask Price Ratio by Month



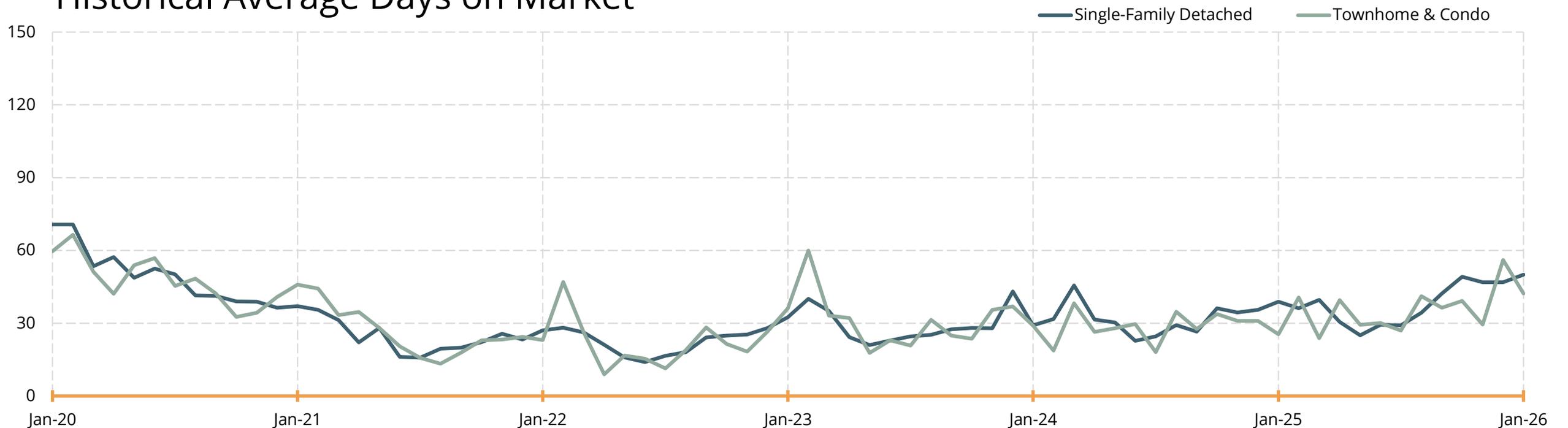
Source: Virginia REALTORS®, data accessed February 15, 2026

# Average Days on Market



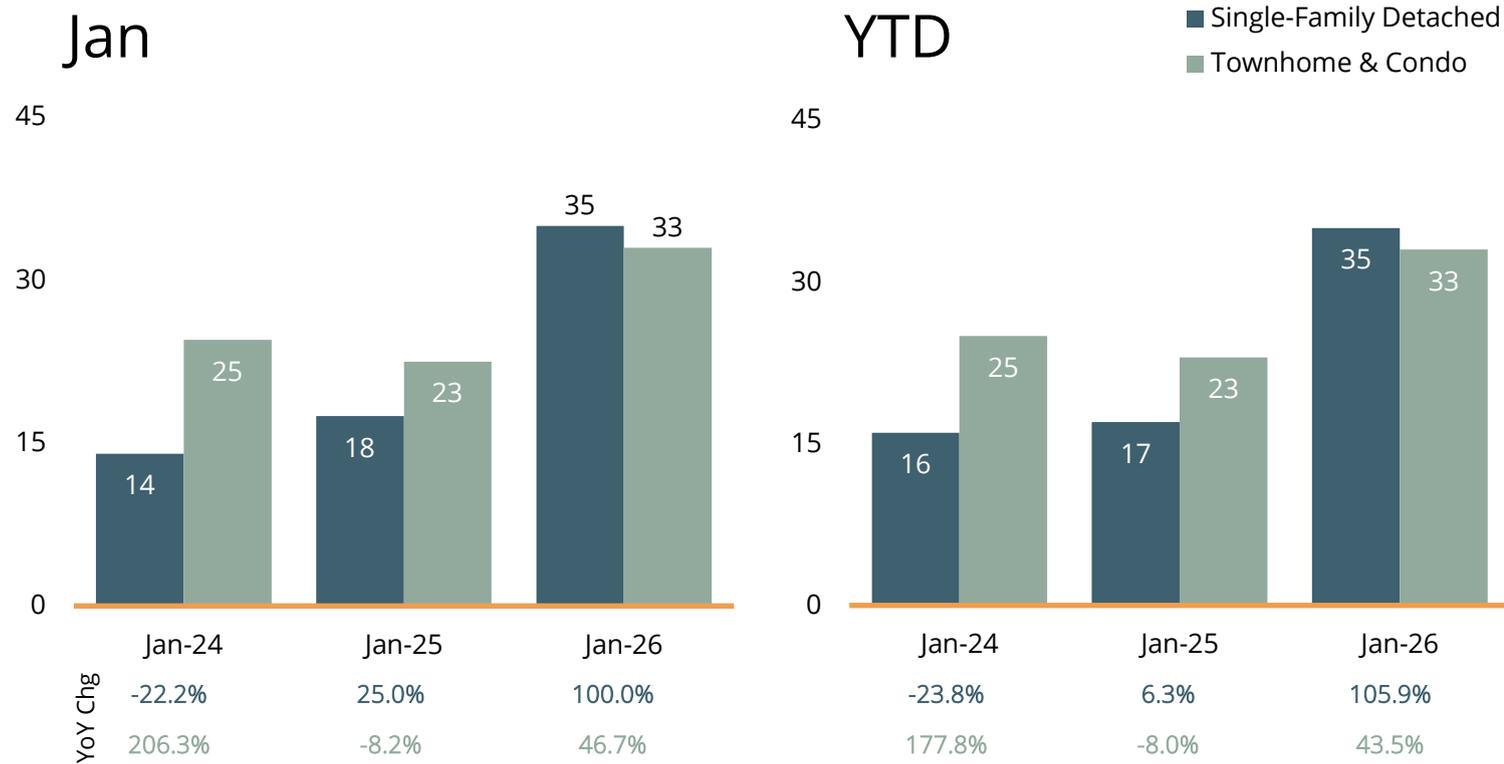
Month	Single-Family		Townhomes & Condos	
	Detached	YoY Chg	Condos	YoY Chg
Feb-25	36	14.0%	41	117.1%
Mar-25	40	-13.0%	24	-37.7%
Apr-25	30	-3.1%	40	49.5%
May-25	25	-17.5%	29	5.0%
Jun-25	29	29.1%	30	1.3%
Jul-25	29	18.7%	27	49.1%
Aug-25	34	17.1%	41	18.4%
Sep-25	42	59.4%	36	31.8%
Oct-25	49	35.9%	39	15.9%
Nov-25	47	36.3%	29	-5.1%
Dec-25	47	32.1%	56	81.1%
Jan-26	50	28.7%	42	65.5%
12-month Avg	38	18.7%	36	26.9%

## Historical Average Days on Market



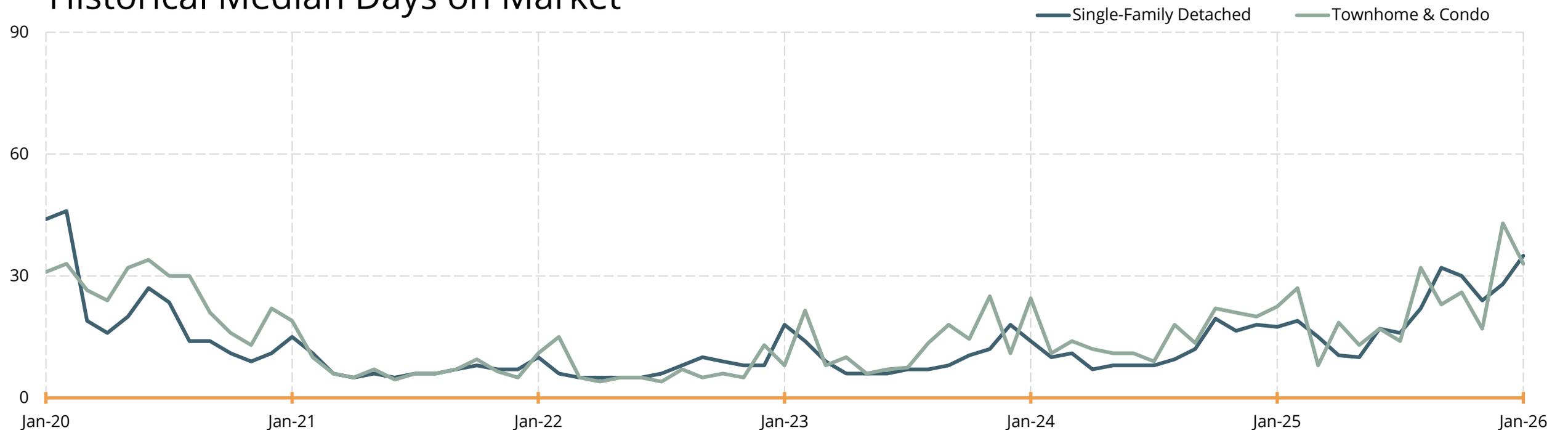
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# Median Days on Market



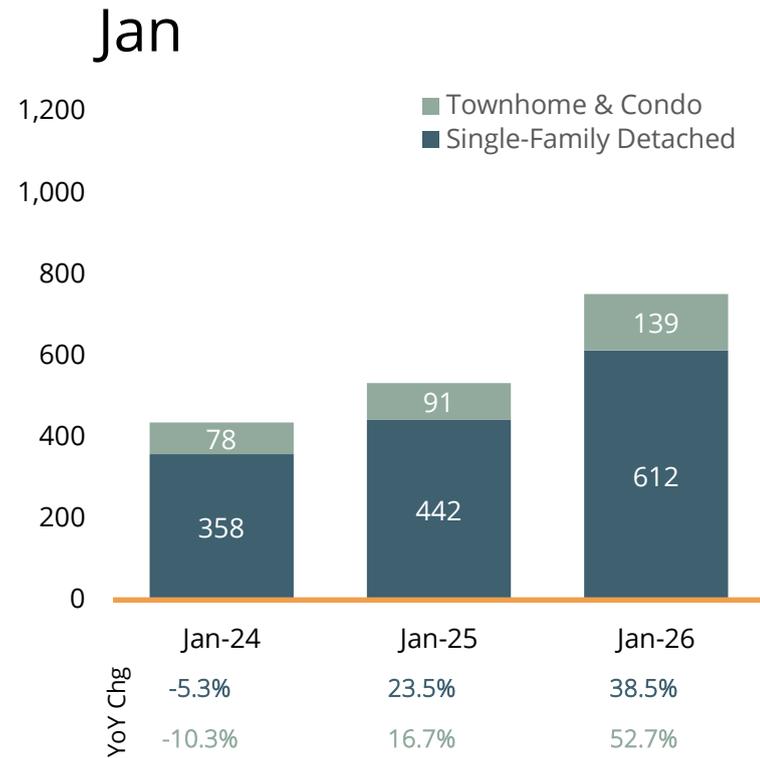
Month	Single-Family		Townhomes & Condos	
	Detached	YoY Chg	Condos	YoY Chg
Feb-25	19	90.0%	27	145.5%
Mar-25	15	36.4%	8	-42.9%
Apr-25	11	50.0%	19	54.2%
May-25	10	25.0%	13	18.2%
Jun-25	17	112.5%	17	54.5%
Jul-25	16	100.0%	14	55.6%
Aug-25	22	131.6%	32	77.8%
Sep-25	32	166.7%	23	70.4%
Oct-25	30	53.8%	26	18.2%
Nov-25	24	45.5%	17	-19.0%
Dec-25	28	55.6%	43	115.0%
Jan-26	35	100.0%	33	46.7%
12-month Avg	22	78.3%	23	46.8%

## Historical Median Days on Market

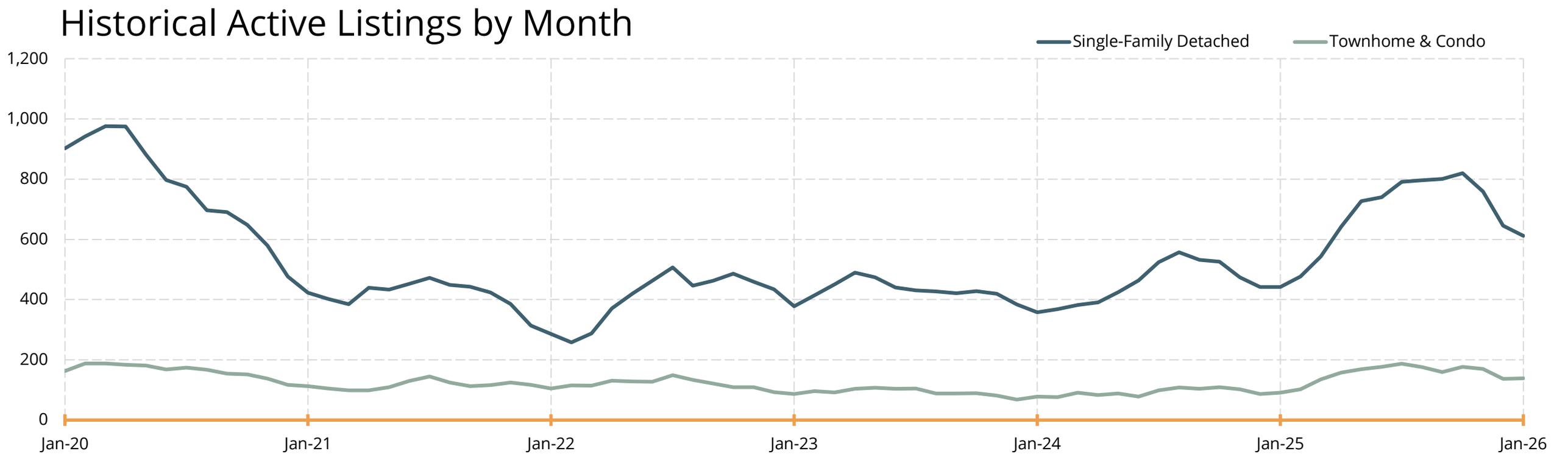


Source: Virginia REALTORS®, data accessed February 15, 2026

# Active Listings



Month	Single-Family		Townhomes & Condos	
	Detached	YoY Chg	Condos	YoY Chg
Feb-25	<b>477</b>	29.6%	<b>102</b>	34.2%
Mar-25	<b>543</b>	42.1%	<b>135</b>	48.4%
Apr-25	<b>642</b>	64.2%	<b>158</b>	90.4%
May-25	<b>727</b>	71.1%	<b>169</b>	92.0%
Jun-25	<b>740</b>	59.5%	<b>177</b>	126.9%
Jul-25	<b>791</b>	51.0%	<b>187</b>	88.9%
Aug-25	<b>796</b>	42.9%	<b>176</b>	63.0%
Sep-25	<b>801</b>	50.6%	<b>159</b>	52.9%
Oct-25	<b>820</b>	55.9%	<b>177</b>	62.4%
Nov-25	<b>759</b>	60.1%	<b>170</b>	66.7%
Dec-25	<b>646</b>	46.2%	<b>137</b>	57.5%
Jan-26	<b>612</b>	38.5%	<b>139</b>	52.7%
12-month Avg	696	51.1%	157	69.0%

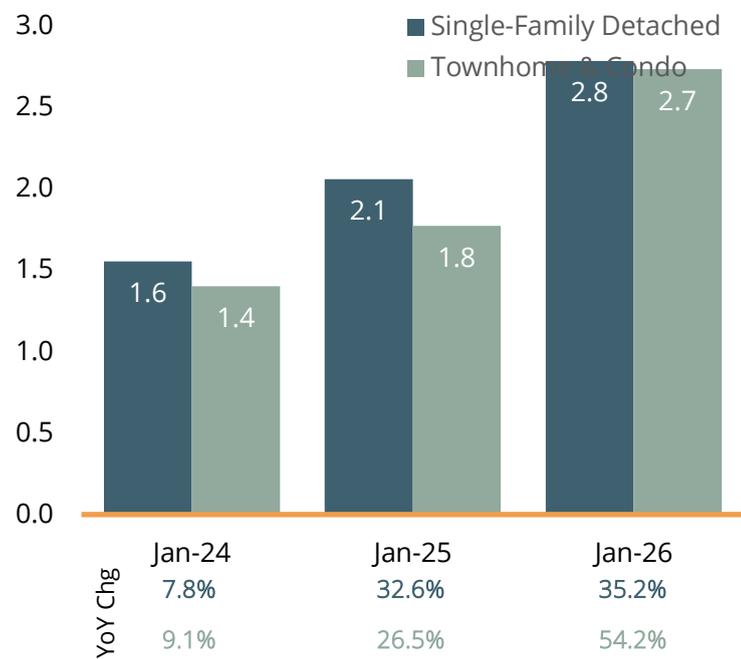


Source: Virginia REALTORS®, data accessed February 15, 2026

# Months of Supply

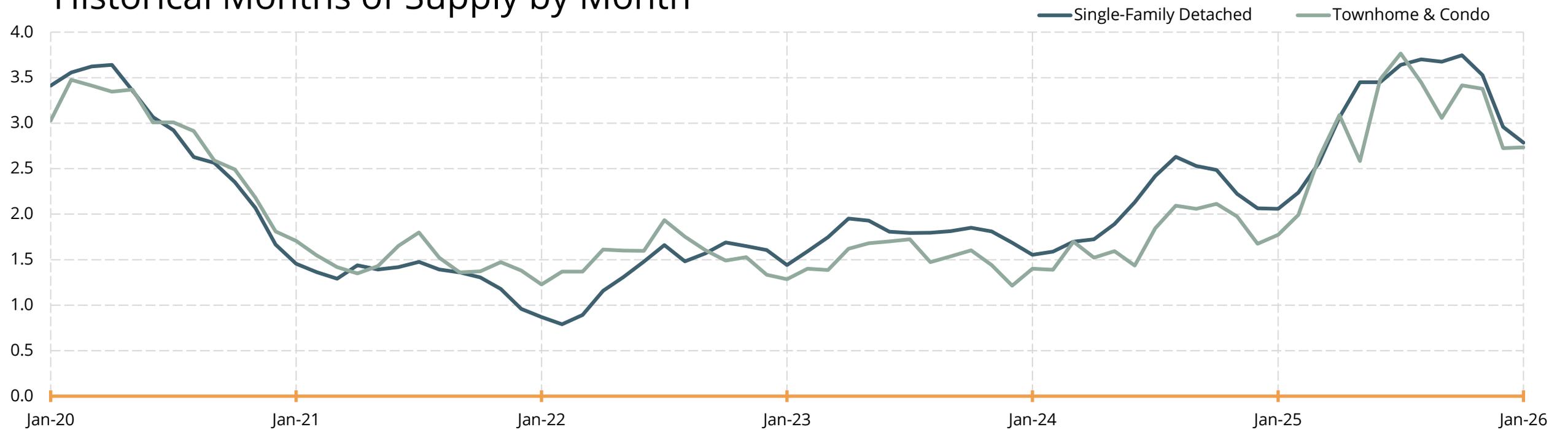


## Jan



Month	Single-Family		Townhomes & Condos	
	Detached	YoY Chg	Condos	YoY Chg
Feb-25	2.2	41.0%	2.0	43.6%
Mar-25	2.6	50.9%	2.6	54.1%
Apr-25	3.1	77.8%	3.1	103.1%
May-25	3.4	82.5%	2.6	62.1%
Jun-25	3.4	62.0%	3.5	142.5%
Jul-25	3.6	50.5%	3.8	104.1%
Aug-25	3.7	40.7%	3.4	64.6%
Sep-25	3.7	45.3%	3.1	48.5%
Oct-25	3.7	50.7%	3.4	61.6%
Nov-25	3.5	58.7%	3.4	71.1%
Dec-25	3.0	43.5%	2.7	62.7%
Jan-26	2.8	35.2%	2.7	54.2%
12-month Avg	3.2	52.5%	3.0	71.4%

## Historical Months of Supply by Month



Source: Virginia REALTORS®, data accessed February 15, 2026

# Area Overview - Total Market



Geography	New Listings			Sales			Average Sales Price			Median Sales Price			Active Listings			Months Supply		
	Jan-25	Jan-26	% chg	Jan-25	Jan-26	% chg	Jan-25	Jan-26	% chg	Jan-25	Jan-26	% chg	Jan-25	Jan-26	% chg	Jan-25	Jan-26	% chg
James City County	116	<b>140</b>	20.7%	66	<b>71</b>	7.6%	\$497,611	<b>\$537,218</b>	8.0%	\$454,250	<b>\$495,000</b>	9.0%	220	<b>352</b>	60.0%	1.8	<b>2.8</b>	58.0%
Williamsburg	20	<b>13</b>	-35.0%	5	<b>18</b>	260.0%	\$402,000	<b>\$454,604</b>	13.1%	\$470,000	<b>\$395,500</b>	-15.9%	40	<b>56</b>	40.0%	2.3	<b>3.4</b>	47.1%
York County	67	<b>82</b>	22.4%	57	<b>49</b>	-14.0%	\$477,913	<b>\$472,922</b>	-1.0%	\$437,000	<b>\$462,470</b>	5.8%	137	<b>183</b>	33.6%	1.7	<b>2.2</b>	30.9%
New Kent County	67	<b>68</b>	1.5%	21	<b>30</b>	42.9%	\$445,500	<b>\$530,805</b>	19.1%	\$396,840	<b>\$475,000</b>	19.7%	131	<b>150</b>	14.5%	3.3	<b>3.5</b>	4.6%
Charles City County	1	<b>6</b>	500.0%	1	<b>3</b>	200.0%	\$278,000	<b>\$316,333</b>	13.8%	\$278,000	<b>\$306,000</b>	10.1%	5	<b>10</b>	100.0%	0.9	<b>2.6</b>	178.3%

# Area Overview - Total Market YTD



Geography	New Listings YTD			Sales YTD			Average Sales Price TYD			Median Sales Price TYD			Active Listings YTD		
	Jan-25	Jan-26	% chg	Jan-25	Jan-26	% chg	Jan-25	Jan-26	% chg	Jan-25	Jan-26	% chg	Jan-25	Jan-26	% chg
James City County	116	<b>140</b>	20.7%	66	<b>71</b>	7.6%	\$504,835	<b>\$537,218</b>	6.4%	\$457,750	<b>\$495,000</b>	8.1%	220	<b>352</b>	60.0%
Williamsburg	20	<b>13</b>	-35.0%	5	<b>18</b>	260.0%	\$402,000	<b>\$454,604</b>	13.1%	\$470,000	<b>\$395,500</b>	-15.9%	40	<b>56</b>	40.0%
York County	67	<b>82</b>	22.4%	57	<b>49</b>	-14.0%	\$479,170	<b>\$472,922</b>	-1.3%	\$437,000	<b>\$462,470</b>	5.8%	137	<b>183</b>	33.6%
New Kent County	67	<b>68</b>	1.5%	21	<b>30</b>	42.9%	\$445,500	<b>\$530,805</b>	19.1%	\$396,840	<b>\$475,000</b>	19.7%	131	<b>150</b>	14.5%
Charles City County	1	<b>6</b>	500.0%	1	<b>3</b>	200.0%	\$278,000	<b>\$316,333</b>	13.8%	\$278,000	<b>\$306,000</b>	10.1%	5	<b>10</b>	100.0%

# Area Overview - Single Family Detached Market



Geography	New Listings			Sales			Average Sales Price			Median Sales Price			Active Listings			Months Supply		
	Jan-25	Jan-26	% chg	Jan-25	Jan-26	% chg	Jan-25	Jan-26	% chg	Jan-25	Jan-26	% chg	Jan-25	Jan-26	% chg	Jan-25	Jan-26	% chg
James City County	95	<b>99</b>	4.2%	56	<b>57</b>	1.8%	\$527,519	<b>\$571,142</b>	8.3%	\$465,000	<b>\$525,000</b>	12.9%	167	<b>266</b>	59.3%	1.7	<b>2.7</b>	59.6%
Williamsburg	16	<b>5</b>	-68.8%	2	<b>11</b>	450.0%	\$587,500	<b>\$475,190</b>	-19.1%	\$587,500	<b>\$412,000</b>	-29.9%	27	<b>31</b>	14.8%	2.5	<b>2.8</b>	10.5%
York County	57	<b>72</b>	26.3%	49	<b>42</b>	-14.3%	\$509,164	<b>\$501,866</b>	-1.4%	\$480,000	<b>\$495,000</b>	3.1%	122	<b>157</b>	28.7%	1.9	<b>2.3</b>	23.4%
New Kent County	58	<b>67</b>	15.5%	20	<b>30</b>	50.0%	\$452,678	<b>\$530,805</b>	17.3%	\$398,395	<b>\$475,000</b>	19.2%	121	<b>148</b>	22.3%	3.4	<b>3.7</b>	11.0%
Charles City County	1	<b>6</b>	500.0%	1	<b>3</b>	200.0%	\$278,000	<b>\$316,333</b>	13.8%	\$278,000	<b>\$306,000</b>	10.1%	5	<b>10</b>	100.0%	0.9	<b>2.6</b>	178.3%

# Area Overview - Single Family Detached Market YTD



Geography	New Listings YTD			Sales YTD			Average Sales Price YTD			Median Sales Price YTD			Active Listings YTD		
	Jan-25	Jan-26	% chg	Jan-25	Jan-26	% chg	Jan-25	Jan-26	% chg	Jan-25	Jan-26	% chg	Jan-25	Jan-26	% chg
James City County	95	<b>99</b>	4.2%	56	<b>57</b>	1.8%	\$532,475	<b>\$571,142</b>	7.3%	\$465,000	<b>\$525,000</b>	12.9%	167	<b>266</b>	59.3%
Williamsburg	16	<b>5</b>	-68.8%	2	<b>11</b>	450.0%	\$587,500	<b>\$475,190</b>	-19.1%	\$587,500	<b>\$412,000</b>	-29.9%	27	<b>31</b>	14.8%
York County	57	<b>72</b>	26.3%	49	<b>42</b>	-14.3%	\$509,393	<b>\$501,866</b>	-1.5%	\$480,000	<b>\$495,000</b>	3.1%	122	<b>157</b>	28.7%
New Kent County	58	<b>67</b>	15.5%	20	<b>30</b>	50.0%	\$452,678	<b>\$530,805</b>	17.3%	\$398,395	<b>\$475,000</b>	19.2%	121	<b>148</b>	22.3%
Charles City County	1	<b>6</b>	500.0%	1	<b>3</b>	200.0%	\$278,000	<b>\$316,333</b>	13.8%	\$278,000	<b>\$306,000</b>	10.1%	5	<b>10</b>	100.0%

# Area Overview - Townhome & Condo Market



Geography	New Listings			Sales			Average Sales Price			Median Sales Price			Active Listings			Months Supply		
	Jan-25	Jan-26	% chg	Jan-25	Jan-26	% chg	Jan-25	Jan-26	% chg	Jan-25	Jan-26	% chg	Jan-25	Jan-26	% chg	Jan-25	Jan-26	% chg
James City County	21	<b>41</b>	95.2%	10	<b>14</b>	40.0%	\$330,130	<b>\$399,099</b>	20.9%	\$349,500	<b>\$350,000</b>	0.1%	53	<b>86</b>	62.3%	2.1	<b>3.2</b>	51.7%
Williamsburg	4	<b>8</b>	100.0%	3	<b>7</b>	133.3%	\$278,333	<b>\$422,253</b>	51.7%	\$200,000	<b>\$379,000</b>	89.5%	13	<b>25</b>	92.3%	2.0	<b>4.7</b>	137.4%
York County	10	<b>10</b>	0.0%	8	<b>7</b>	-12.5%	\$286,499	<b>\$299,258</b>	4.5%	\$282,647	<b>\$300,006</b>	6.1%	15	<b>26</b>	73.3%	0.9	<b>1.8</b>	86.0%
New Kent County	9	<b>1</b>	-88.9%	1	<b>0</b>	-100.0%	\$301,940	<b>\$0</b>	-100.0%	\$301,940	<b>\$0</b>	-100.0%	10	<b>2</b>	-80.0%	2.7	<b>0.5</b>	-80.4%
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		
	Jan-25	Jan-26	% chg	Jan-25	Jan-26	% chg	Jan-25	Jan-26	% chg	Jan-25	Jan-26	% chg	Jan-25	Jan-26	% chg
James City County	21	<b>41</b>	95.2%	10	<b>14</b>	40.0%	\$335,922	<b>\$399,099</b>	18.8%	\$379,000	<b>\$350,000</b>	-7.7%	53	<b>86</b>	62.3%
Williamsburg	4	<b>8</b>	100.0%	3	<b>7</b>	133.3%	\$278,333	<b>\$422,253</b>	51.7%	\$200,000	<b>\$379,000</b>	89.5%	13	<b>25</b>	92.3%
York County	10	<b>10</b>	0.0%	8	<b>7</b>	-12.5%	\$286,499	<b>\$299,258</b>	4.5%	\$282,647	<b>\$300,006</b>	6.1%	15	<b>26</b>	73.3%
New Kent County	9	<b>1</b>	-88.9%	1	<b>0</b>	-100.0%	\$301,940	<b>\$0</b>	-100.0%	\$301,940	<b>\$0</b>	-100.0%	10	<b>2</b>	-80.0%
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

Source: Virginia REALTORS®, data accessed February 15, 2026



The Virginia REALTORS® association is the largest professional trade association in Virginia, representing 35,000 REALTORS® engaged in the residential and commercial real estate business. The Virginia REALTORS® association serves as the advocate for homeownership and private property rights and represents the interests of real estate professionals and property owners in the Commonwealth of Virginia.

NOTE: The term REALTOR® is a registered collective membership mark that identifies a real estate professional who is a member of the National Association of REALTORS® and subscribes to its strict code of ethics.

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Data and analysis provided by Virginia REALTORS® Research Team

The numbers reported here are preliminary and based on current entries into multiple listing services. Over time, data may be adjusted slightly to reflect increased reporting. Information is sourced from multiple listing services across Virginia and is deemed reliable, but not guaranteed.