

APRIL  
**2026**

# **WAAR** WILLIAMSBURG

## MARKET INDICATORS REPORT

CUSTOM REPORT PREPARED BY  
**VIRGINIA REALTORS®**

# WAAR Market Indicators Report



## Key Market Trends: April 2026

- Sales continued to climb across the WAAR footprint.** There were 306 total sales in the month of April, up 15.9% or 42 sales from the year before. James City County experienced the biggest increase in activity with 32 more sales than last year (+26.0%). New Kent County (+8.7%) and Williamsburg (+33.3%) had four more home sales than the previous year. After going up last month, the number of sales remained the same in Charles City County compared to a year ago.
- Pending sales were on the rise in the WAAR market.** In April, there was a 16.5% increase in activity leading to 324 pending sales in the region, 46 more than the year before. York County experienced a 30.3% surge in pending sales with 20 more than last year. Activity also grew in James City County with 13 additional pending sales (+9.1%). After increasing for two straight months, pending sales dropped 55.6% in Charles City County this month (-5 pending sales).
- Regionwide, prices grew by double-digits in April.** The median home price was \$499,295 in the area, \$50,543 more than last year, jumping 11.3%. At \$523,500, home prices in Williamsburg rose 33.4% this month, \$131,000 higher than the previous year. New Kent County experienced a 14.3% jump in sales price with median home costs up \$60,505 from a year ago. The only market where home prices fell was Charles City County with home prices down \$37,000 from the year prior (-11.4%).
- Supply jumped as more active listings hit the market this month.** At the end of April, there were 969 listings on the market, up 21.1% from the year prior, an additional 169 listings. Listings went up the most in James City County with 67 more than last year (+17.0%) and York County with 66 additional listings (+37.5%). There was a small dip in listing activity in Williamsburg after 18 consecutive months of growth (-1.5%).



### WAAR Market Dashboard

YoY Chg	Apr-26	Indicator
▲ 15.9%	306	Sales
▲ 16.5%	324	Pending Sales
▲ 13.7%	541	New Listings
▲ 10.3%	\$535,243	Average List Price
▲ 10.2%	\$533,880	Average Sales Price
▲ 11.3%	\$499,295	Median Sales Price
▲ 4.2%	\$226	Average Price Per Square Foot
▲ 27.8%	\$163.4	Sold Dollar Volume (in millions)
▼ -0.1%	99.6%	Average Sold/Ask Price Ratio
▲ 24.2%	40	Average Days on Market
▲ 75.0%	21	Median Days on Market
▲ 21.1%	969	Active Listings
▲ 20.2%	3.5	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.**

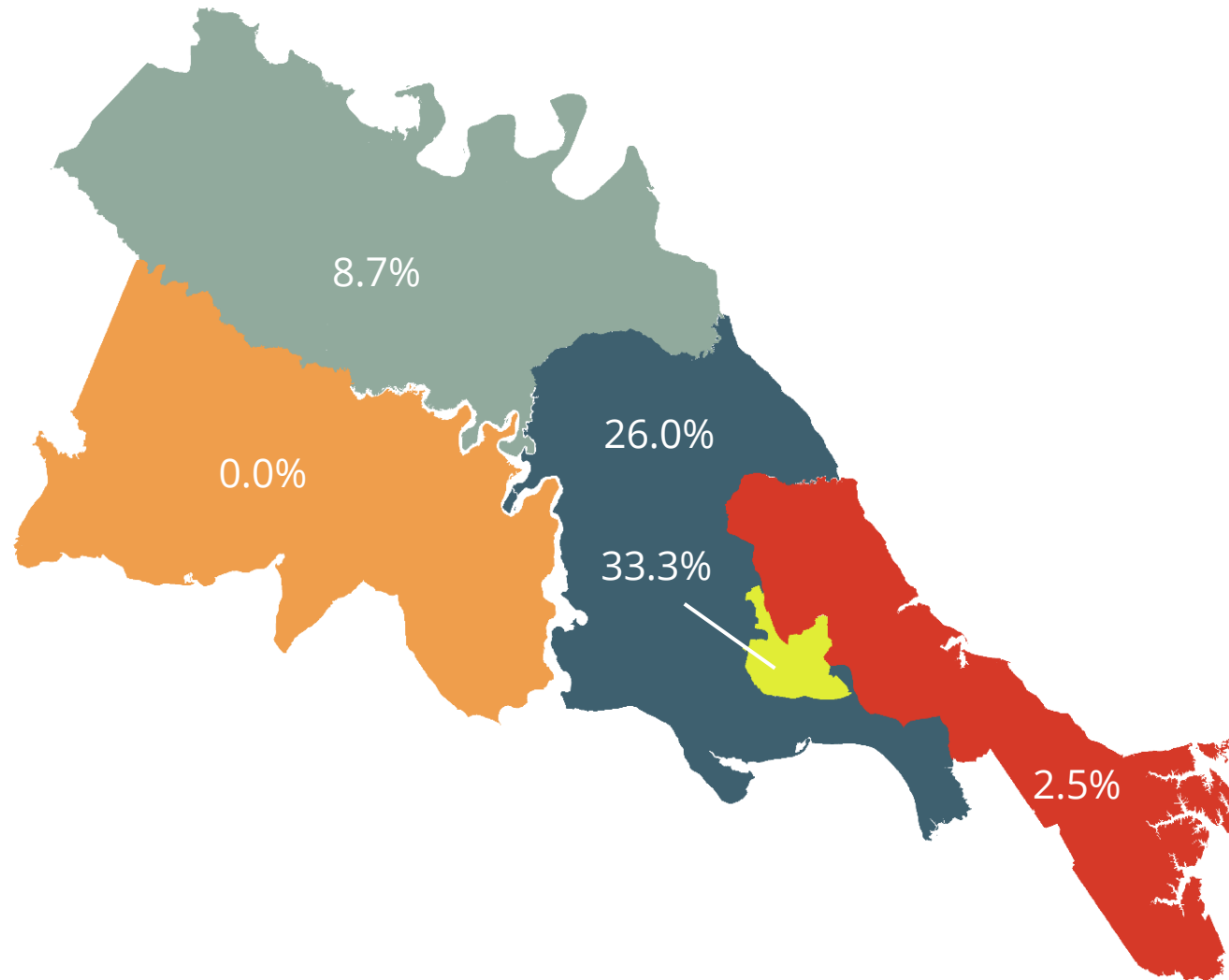
REALTORS® are well-informed about critical factors that affect your specific market area – such as changes in market conditions, consumer attitudes and interest rates.

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

Contact an experienced REALTOR®.



# Market Activity - WAAR Footprint



Jurisdiction	Total Sales		
	Apr-25	Apr-26	% Chg
Charles City County	4	4	0.0%
James City County	123	155	26.0%
New Kent County	46	50	8.7%
Williamsburg	12	16	33.3%
York County	79	81	2.5%
<b>WAAR</b>	<b>264</b>	<b>306</b>	<b>15.9%</b>

# Total Market Overview

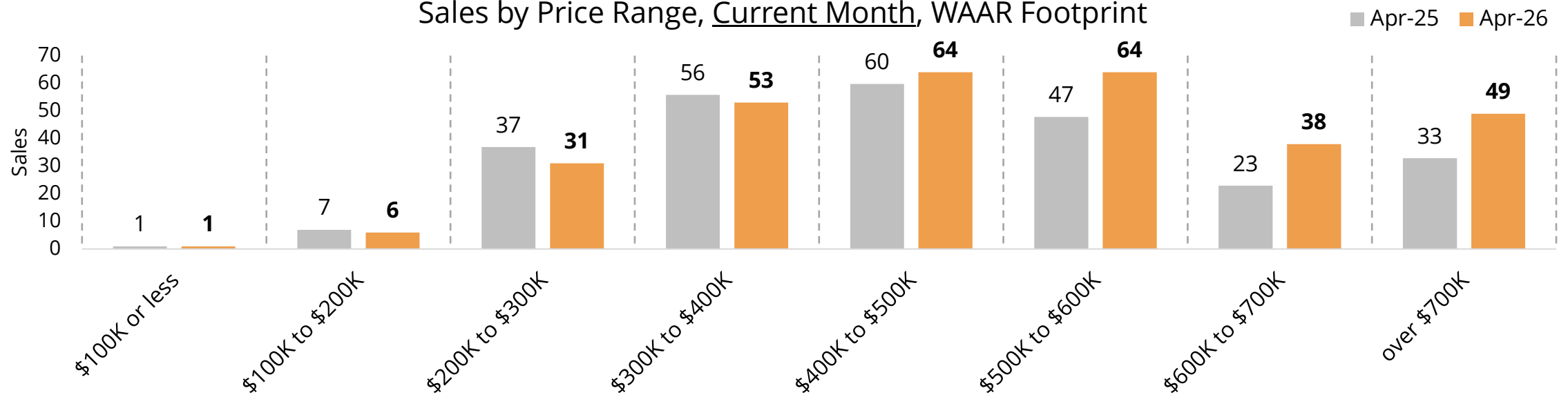


Key Metrics	2-year Trends		Apr-25	Apr-26	YoY Chg	2025 YTD	2026 YTD	YoY Chg
	Apr-24	Apr-26						
Sales			264	<b>306</b>	15.9%	845	<b>934</b>	10.5%
Pending Sales			278	<b>324</b>	16.5%	911	<b>1,033</b>	13.4%
New Listings			476	<b>541</b>	13.7%	1,481	<b>1,709</b>	15.4%
Average List Price			\$485,042	<b>\$535,243</b>	10.3%	\$486,415	<b>\$509,672</b>	4.8%
Average Sales Price			\$484,365	<b>\$533,880</b>	10.2%	\$485,193	<b>\$504,968</b>	4.1%
Median Sales Price			\$448,753	<b>\$499,295</b>	11.3%	\$444,645	<b>\$465,000</b>	4.6%
Average Price Per Square Foot			\$217	<b>\$226</b>	4.2%	\$217	<b>\$225</b>	3.8%
Sold Dollar Volume (in millions)			\$127.9	<b>\$163.4</b>	27.8%	\$405.4	<b>\$471.7</b>	16.3%
Average Sold/Ask Price Ratio			99.8%	<b>99.6%</b>	-0.1%	99.7%	<b>99.1%</b>	-0.6%
Average Days on Market			32	<b>40</b>	24.2%	35	<b>49</b>	39.8%
Median Days on Market			12	<b>21</b>	75.0%	14	<b>28</b>	100.0%
Active Listings			800	<b>969</b>	21.1%	n/a	<b>n/a</b>	n/a
Months of Supply			2.9	<b>3.5</b>	20.2%	n/a	<b>n/a</b>	n/a

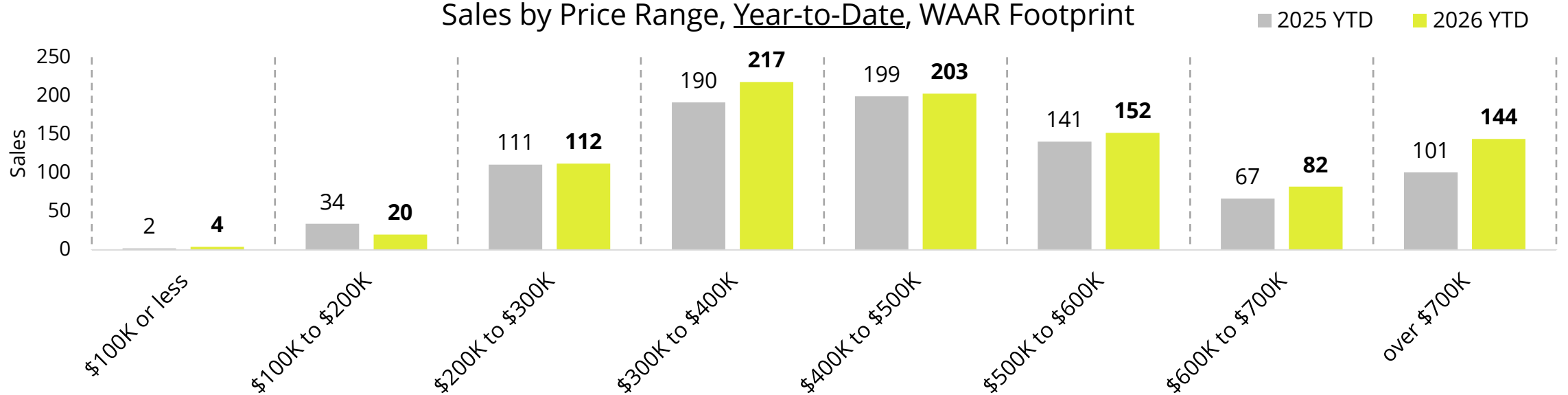
# Total Market by Price Range



Sales by Price Range, Current Month, WAAR Footprint



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



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

# Single-Family Detached Market Overview

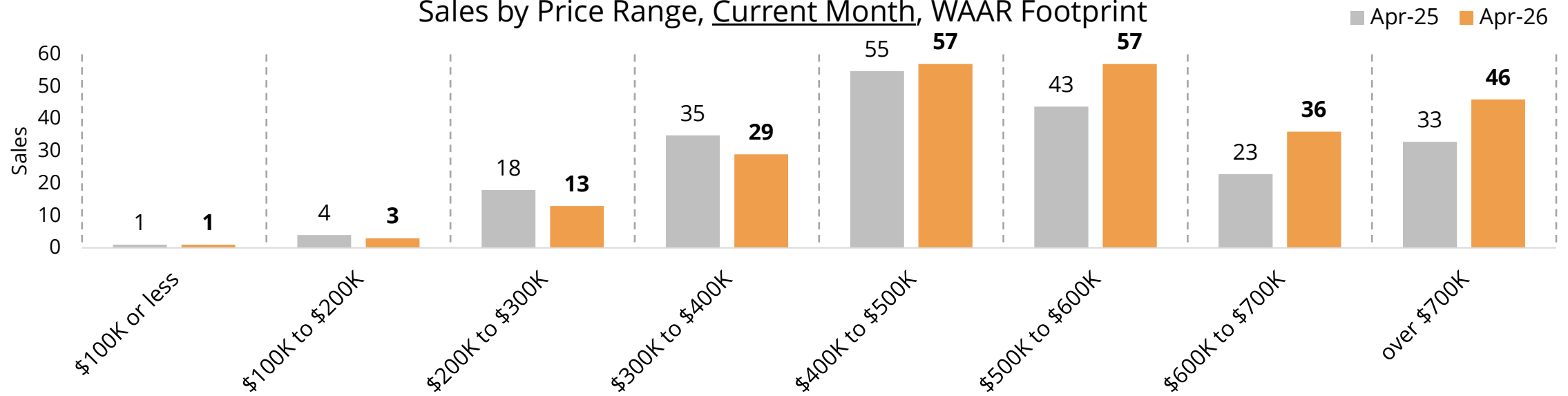


Key Metrics	2-year Trends		Apr-25	Apr-26	YoY Chg	2025 YTD	2026 YTD	YoY Chg
	Apr-24	Apr-26						
Sales			212	<b>242</b>	14.2%	684	<b>755</b>	10.4%
Pending Sales			239	<b>272</b>	13.8%	773	<b>874</b>	13.1%
New Listings			399	<b>443</b>	11.0%	1,221	<b>1,400</b>	14.7%
Average List Price			\$520,424	<b>\$573,862</b>	10.3%	\$520,693	<b>\$542,066</b>	4.1%
Average Sales Price			\$520,217	<b>\$572,696</b>	10.1%	\$519,868	<b>\$537,066</b>	3.3%
Median Sales Price			\$485,100	<b>\$525,495</b>	8.3%	\$475,000	<b>\$492,147</b>	3.6%
Average Price Per Square Foot			\$220	<b>\$229</b>	4.3%	\$220	<b>\$227</b>	3.2%
Sold Dollar Volume (in millions)			\$110.3	<b>\$138.6</b>	25.7%	\$351.4	<b>\$405.6</b>	15.4%
Average Sold/Ask Price Ratio			100.0%	<b>99.7%</b>	-0.2%	99.9%	<b>99.1%</b>	-0.7%
Average Days on Market			30	<b>37</b>	21.7%	36	<b>49</b>	37.6%
Median Days on Market			11	<b>19</b>	81.0%	14	<b>27</b>	92.9%
Active Listings			642	<b>798</b>	24.3%	n/a	<b>n/a</b>	n/a
Months of Supply			2.9	<b>3.2</b>	9.9%	n/a	<b>n/a</b>	n/a

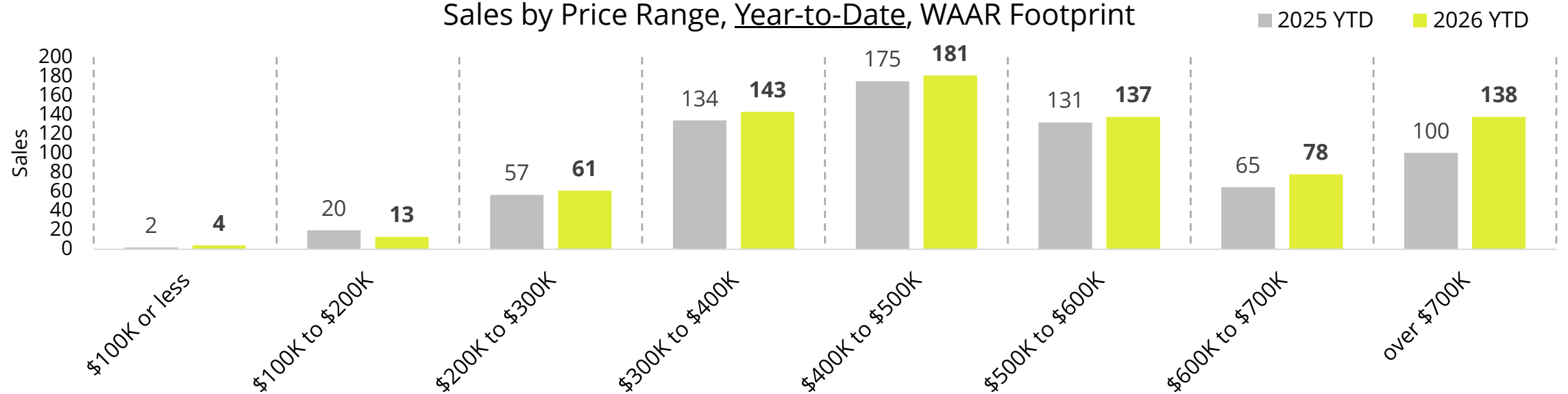
# Single-Family Detached Market by Price Range



Sales by Price Range, Current Month, WAAR Footprint



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



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

# Townhome & Condo Market Overview



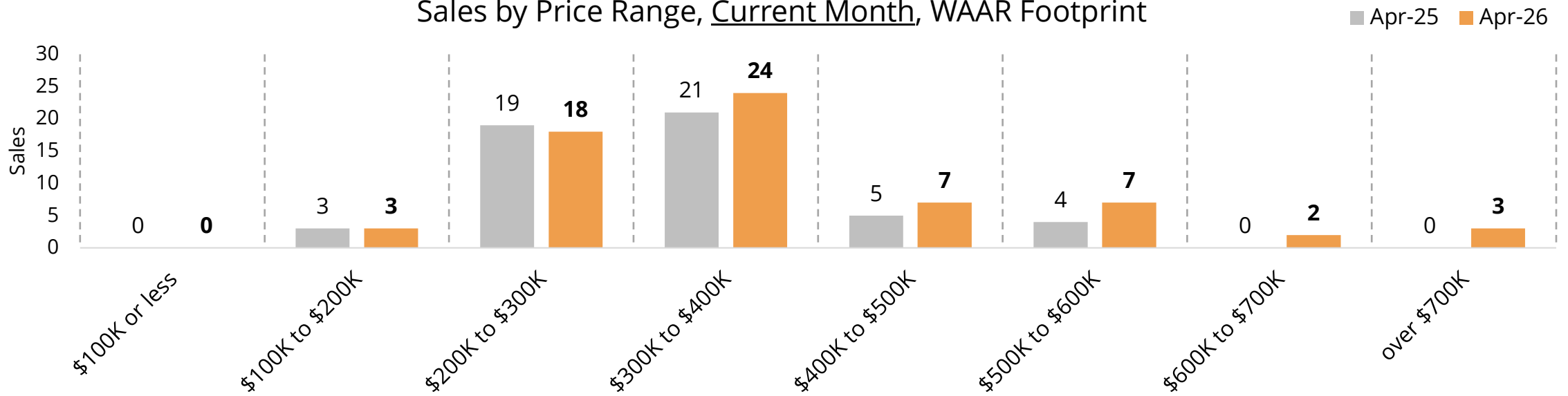
Key Metrics	2-year Trends		Apr-25	Apr-26	YoY Chg	2025 YTD	2026 YTD	YoY Chg
	Apr-24	Apr-26						
Sales			52	<b>64</b>	23.1%	161	<b>179</b>	11.2%
Pending Sales			39	<b>52</b>	33.3%	138	<b>159</b>	15.2%
New Listings			77	<b>98</b>	27.3%	260	<b>309</b>	18.8%
Average List Price			\$340,790	<b>\$389,216</b>	14.2%	\$337,877	<b>\$372,856</b>	10.4%
Average Sales Price			\$338,200	<b>\$387,108</b>	14.5%	\$334,934	<b>\$369,404</b>	10.3%
Median Sales Price			\$325,000	<b>\$350,000</b>	7.7%	\$322,140	<b>\$340,000</b>	5.5%
Average Price Per Square Foot			\$200	<b>\$210</b>	4.8%	\$197	<b>\$214</b>	8.5%
Sold Dollar Volume (in millions)			\$17.6	<b>\$24.8</b>	40.9%	\$54.0	<b>\$66.1</b>	22.4%
Average Sold/Ask Price Ratio			99.0%	<b>99.3%</b>	0.2%	99.0%	<b>99.0%</b>	0.1%
Average Days on Market			40	<b>51</b>	29.9%	32	<b>48</b>	50.3%
Median Days on Market			19	<b>36</b>	94.6%	15	<b>30</b>	100.0%
Active Listings			158	<b>171</b>	8.2%	n/a	<b>n/a</b>	n/a
Months of Supply			2.9	<b>3.3</b>	15.0%	n/a	<b>n/a</b>	n/a

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

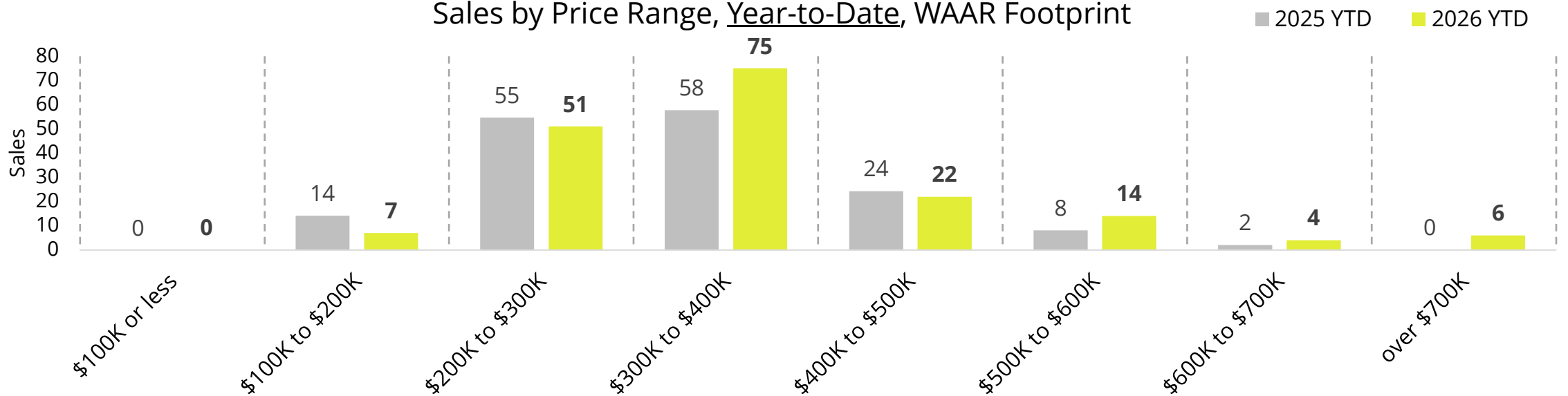
# Townhome & Condo Market by Price Range



Sales by Price Range, Current Month, WAAR Footprint

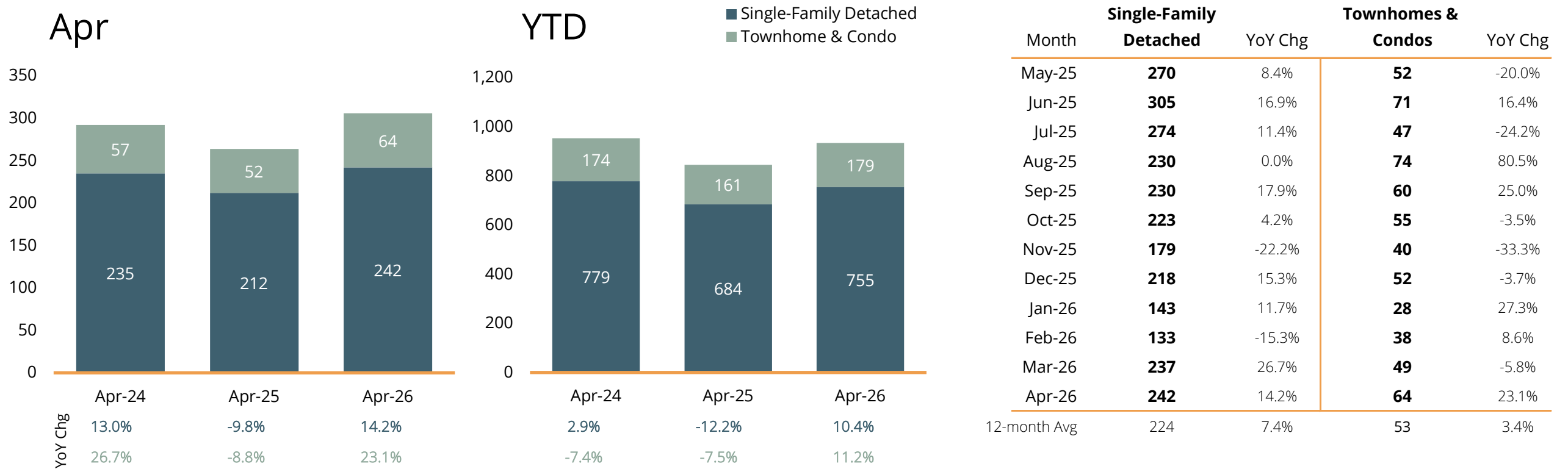


Sales by Price Range, Year-to-Date, WAAR Footprint

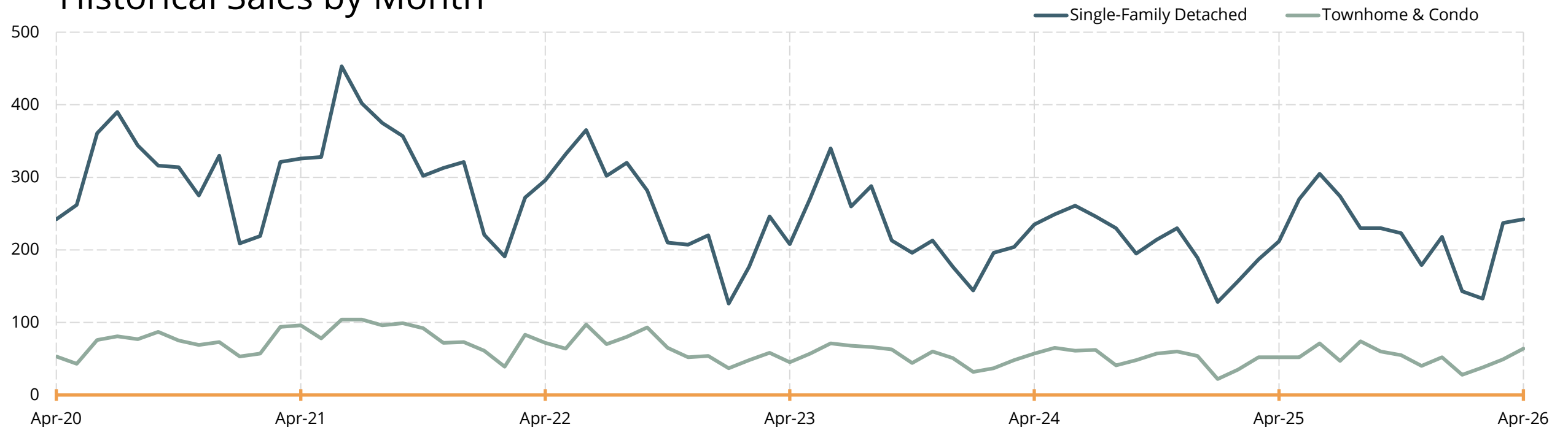


Source: Virginia REALTORS®, data accessed May 15, 2026

# Sales

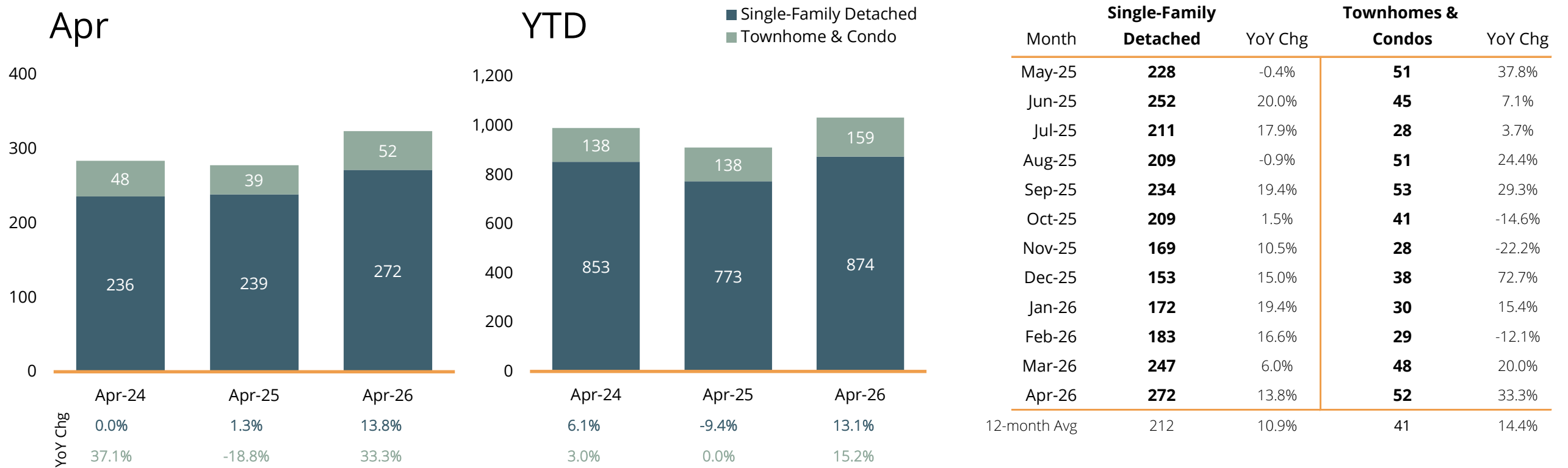


## Historical Sales by Month

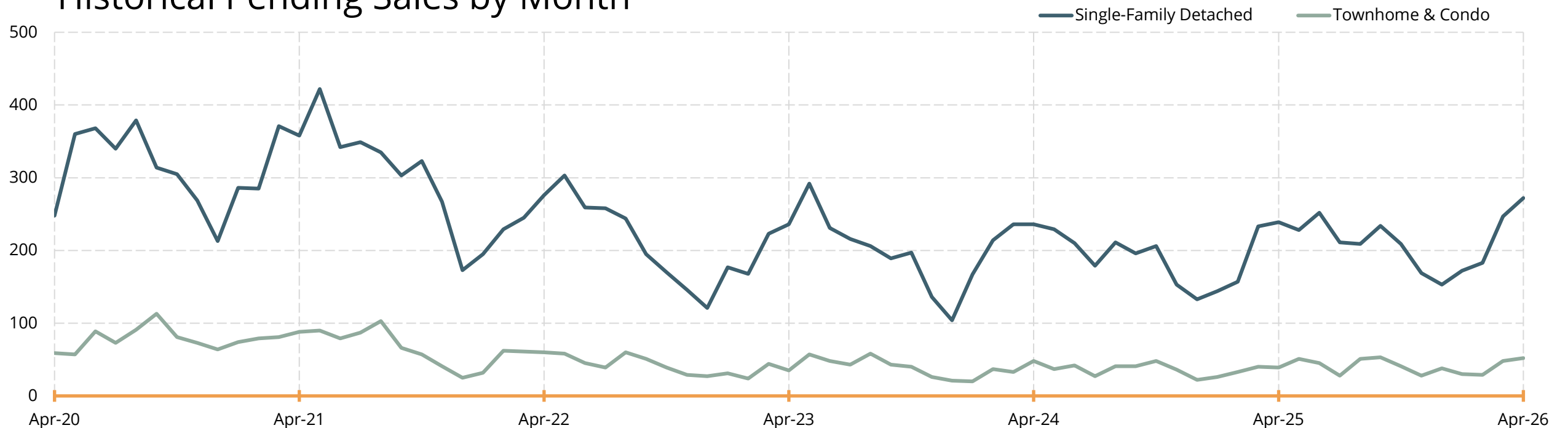


Source: Virginia REALTORS®, data accessed May 15, 2026

# Pending Sales

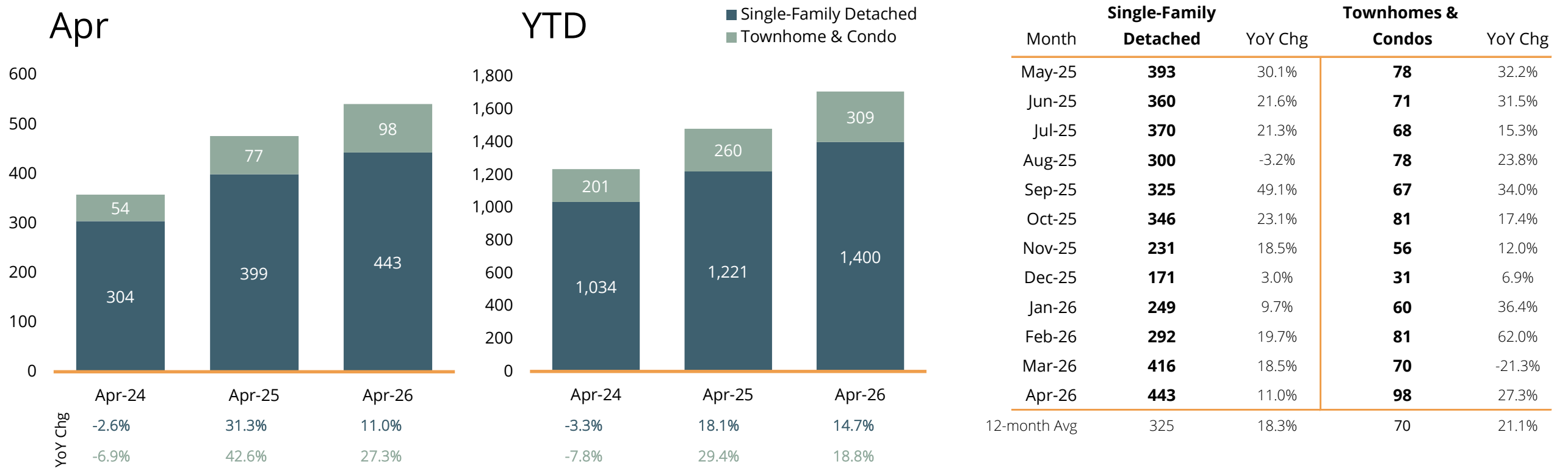


## Historical Pending Sales by Month

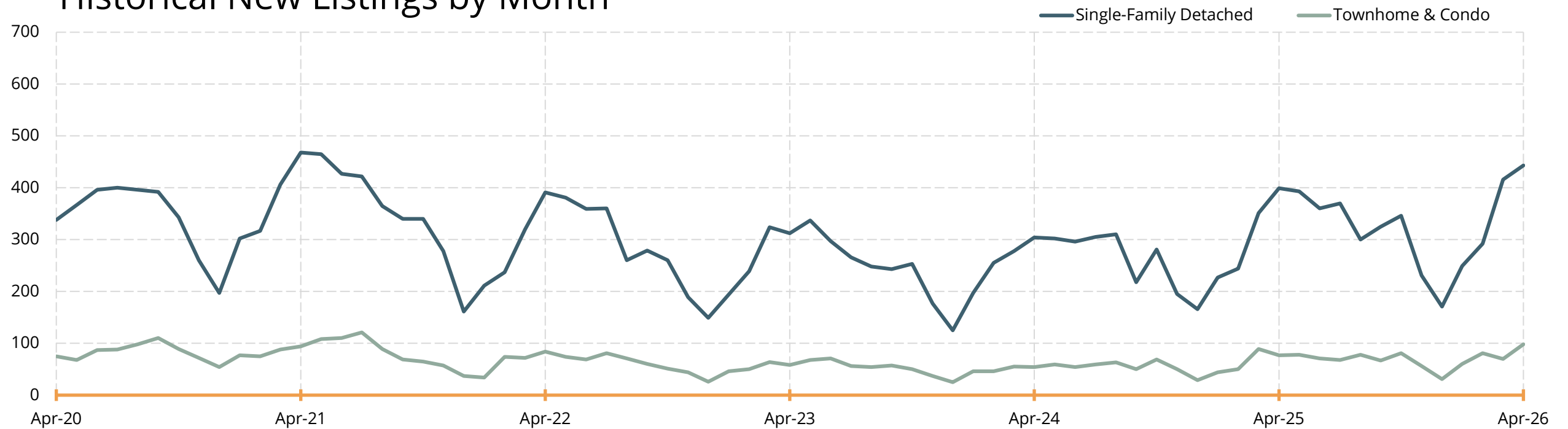


Source: Virginia REALTORS®, data accessed May 15, 2026

# New Listings

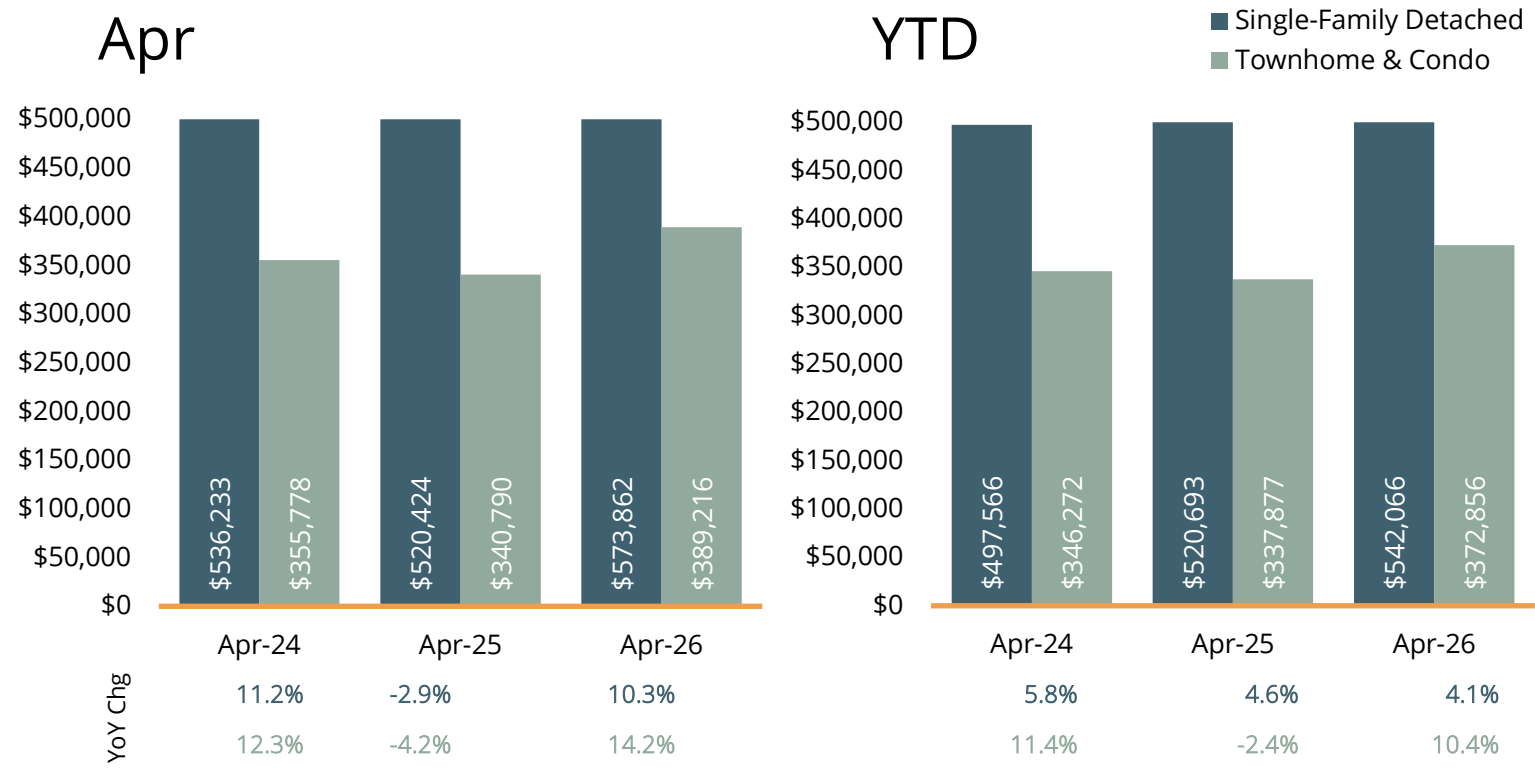


## Historical New Listings by Month



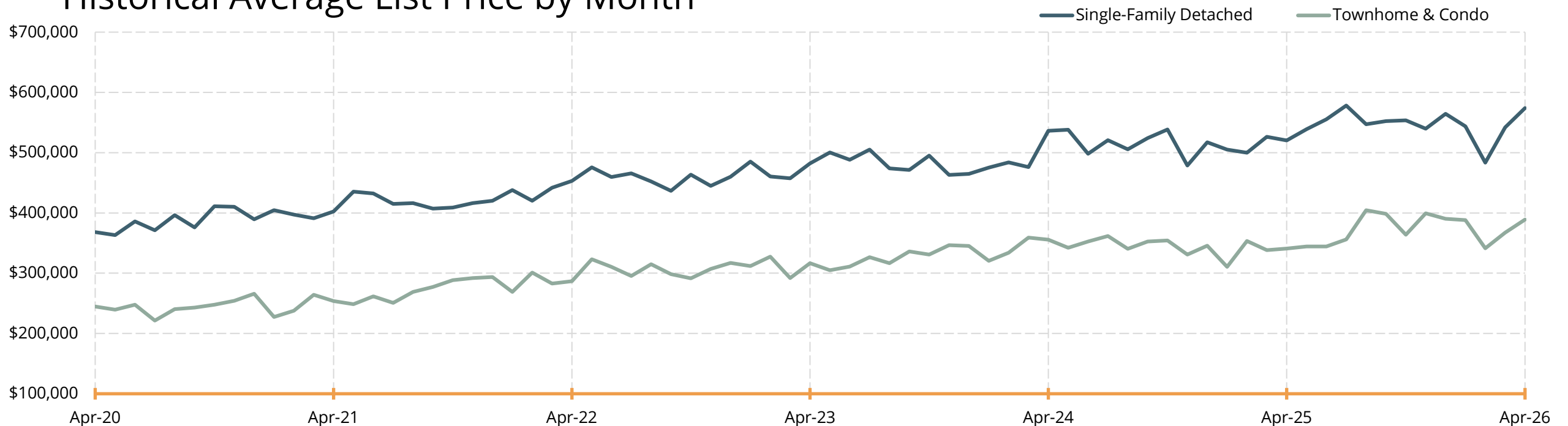
Source: Virginia REALTORS®, data accessed May 15, 2026

# Average List Price



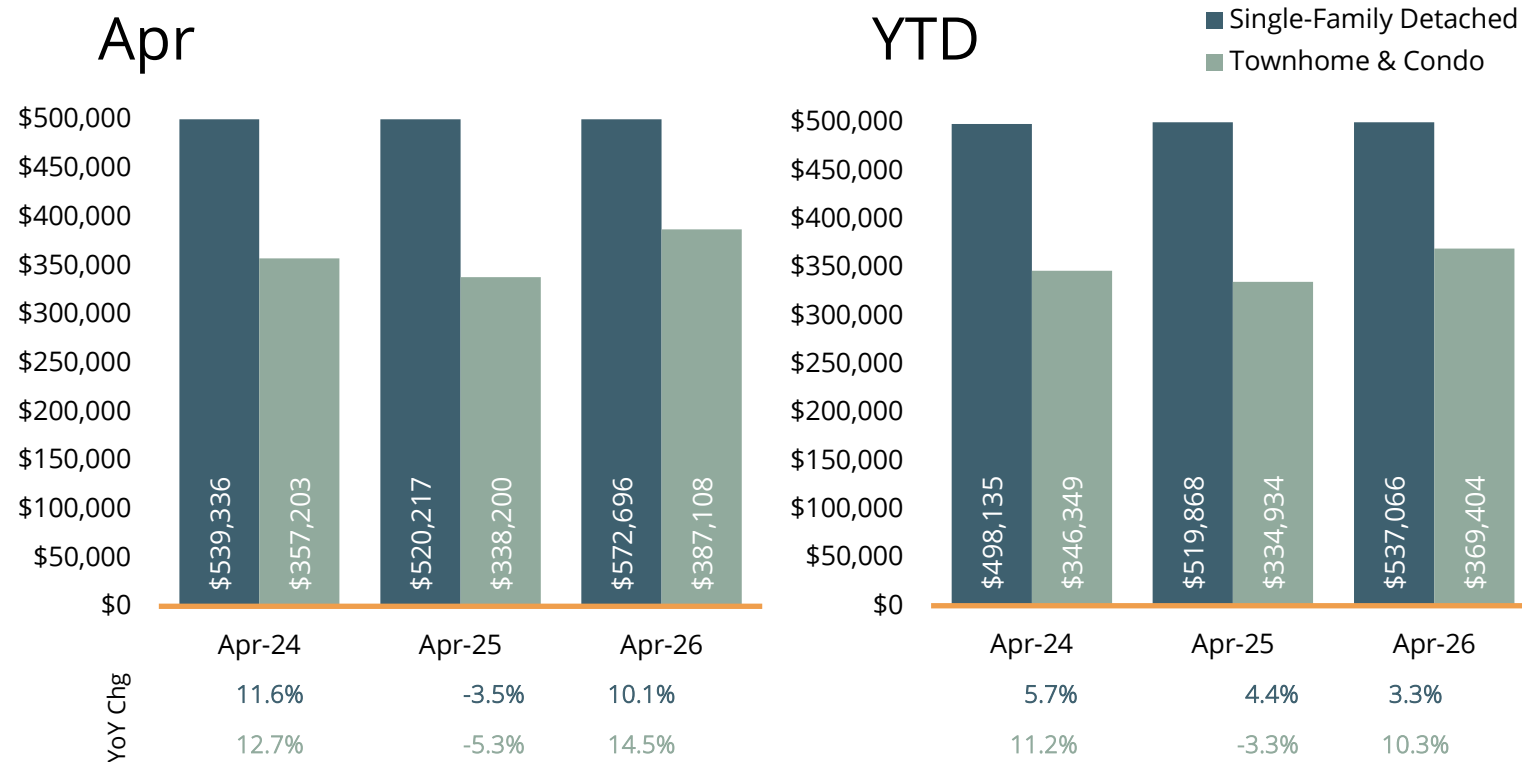
Month	Single-Family		Townhomes & Condos	
	Detached	YoY Chg	Condos	YoY Chg
May-25	\$538,745	0.1%	\$344,370	0.6%
Jun-25	\$555,413	11.5%	\$344,370	-2.4%
Jul-25	\$578,227	11.0%	\$356,279	-1.5%
Aug-25	\$547,379	8.3%	\$404,529	18.9%
Sep-25	\$552,173	5.4%	\$398,532	13.0%
Oct-25	\$553,502	2.8%	\$364,076	2.8%
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%
Feb-26	\$483,252	-3.4%	\$341,313	-3.4%
Mar-26	\$542,013	3.0%	\$367,321	8.6%
Apr-26	\$573,862	10.3%	\$389,216	14.2%
12-month Avg	\$547,691	6.5%	\$373,968	8.8%

## Historical Average List Price by Month



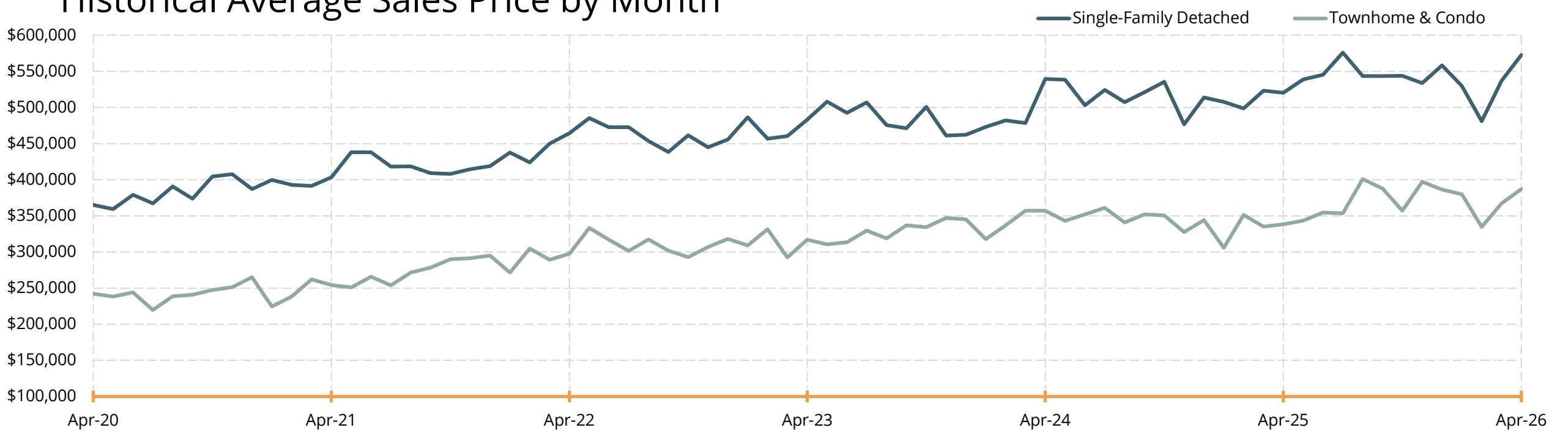
Source: Virginia REALTORS®, data accessed May 15, 2026

# Average Sales Price



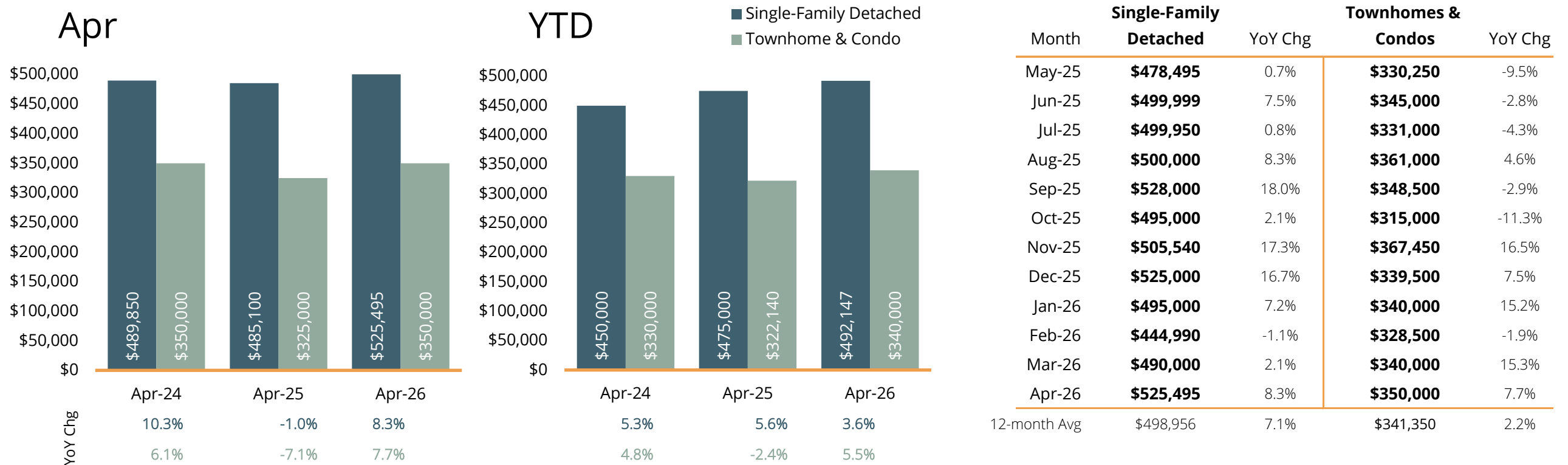
Month	Single-Family		Townhomes & Condos	
	Detached	YoY Chg	Condos	YoY Chg
May-25	\$538,884	0.1%	\$343,527	0.2%
Jun-25	\$545,072	8.4%	\$354,415	0.7%
Jul-25	\$575,845	9.8%	\$353,416	-2.1%
Aug-25	\$543,408	7.1%	\$400,881	17.6%
Sep-25	\$543,400	4.3%	\$387,676	10.2%
Oct-25	\$543,832	1.6%	\$357,248	1.9%
Nov-25	\$533,567	12.0%	\$397,225	21.3%
Dec-25	\$558,311	8.7%	\$386,296	12.2%
Jan-26	\$529,607	4.3%	\$379,927	24.2%
Feb-26	\$480,941	-3.5%	\$334,711	-4.7%
Mar-26	\$536,965	2.6%	\$367,170	9.5%
Apr-26	\$572,696	10.1%	\$387,108	14.5%
12-month Avg	\$541,877	5.4%	\$370,800	8.5%

## Historical Average Sales Price by Month

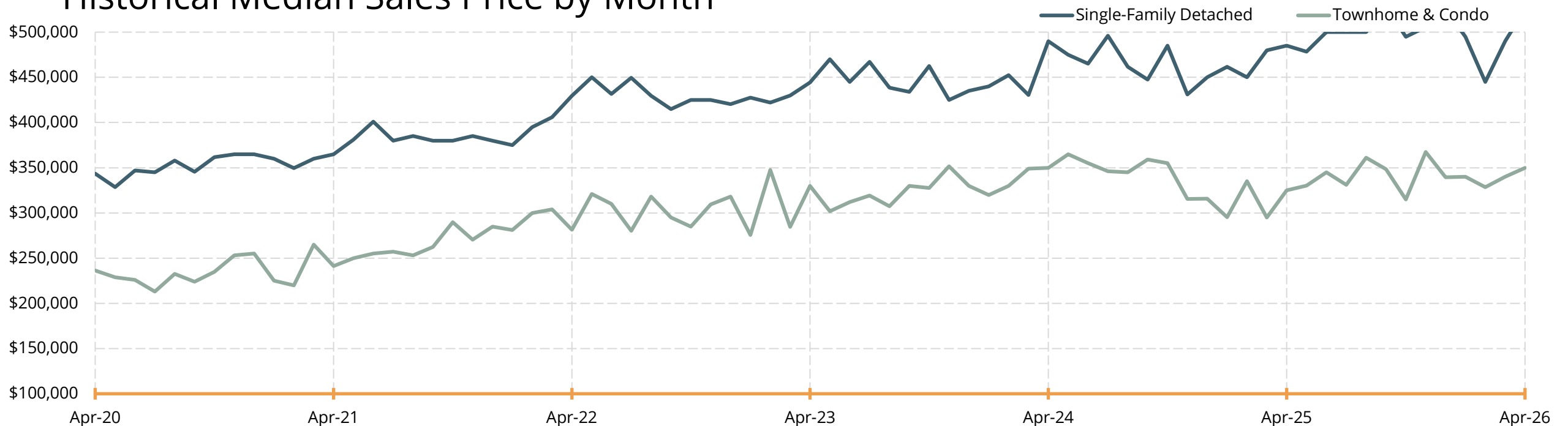


Source: Virginia REALTORS®, data accessed May 15, 2026

# Median Sales Price

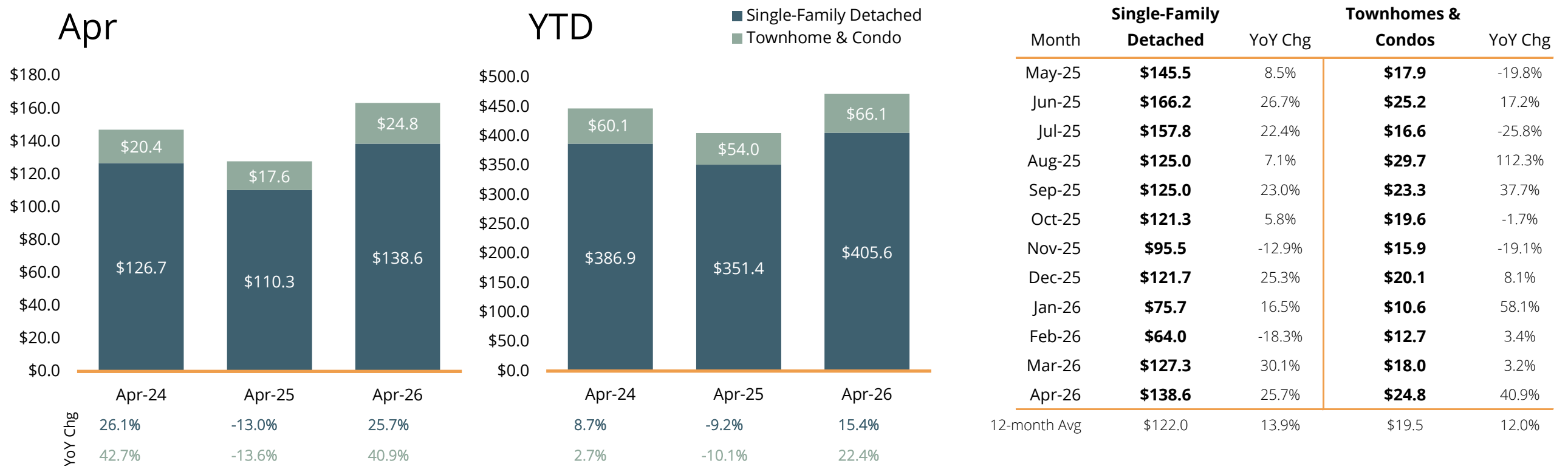


## Historical Median Sales Price by Month

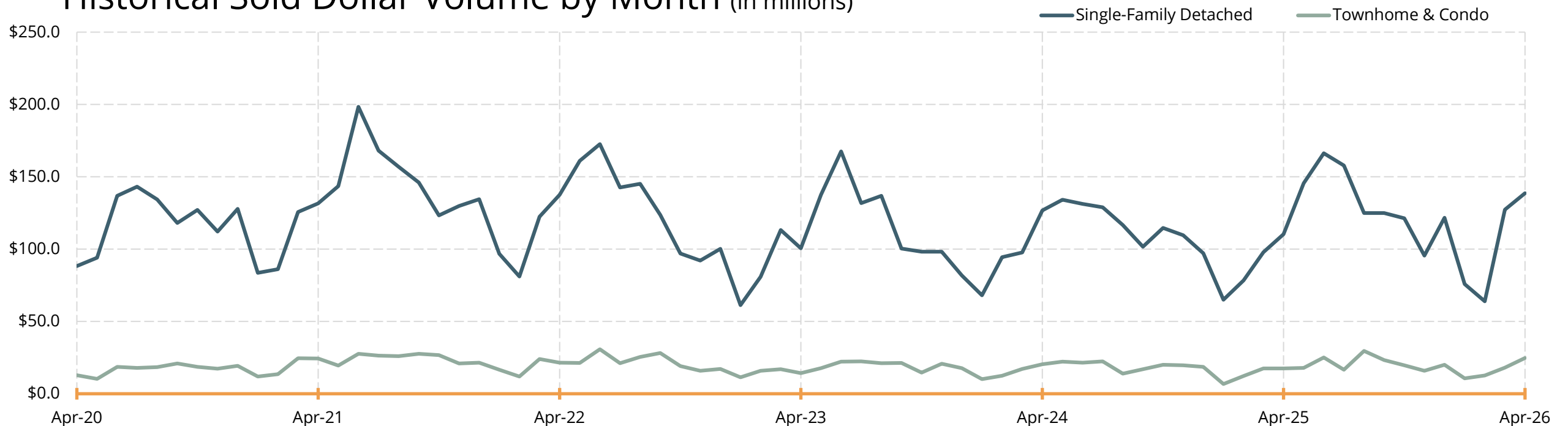


Source: Virginia REALTORS®, data accessed May 15, 2026

# Sold Dollar Volume (in millions)

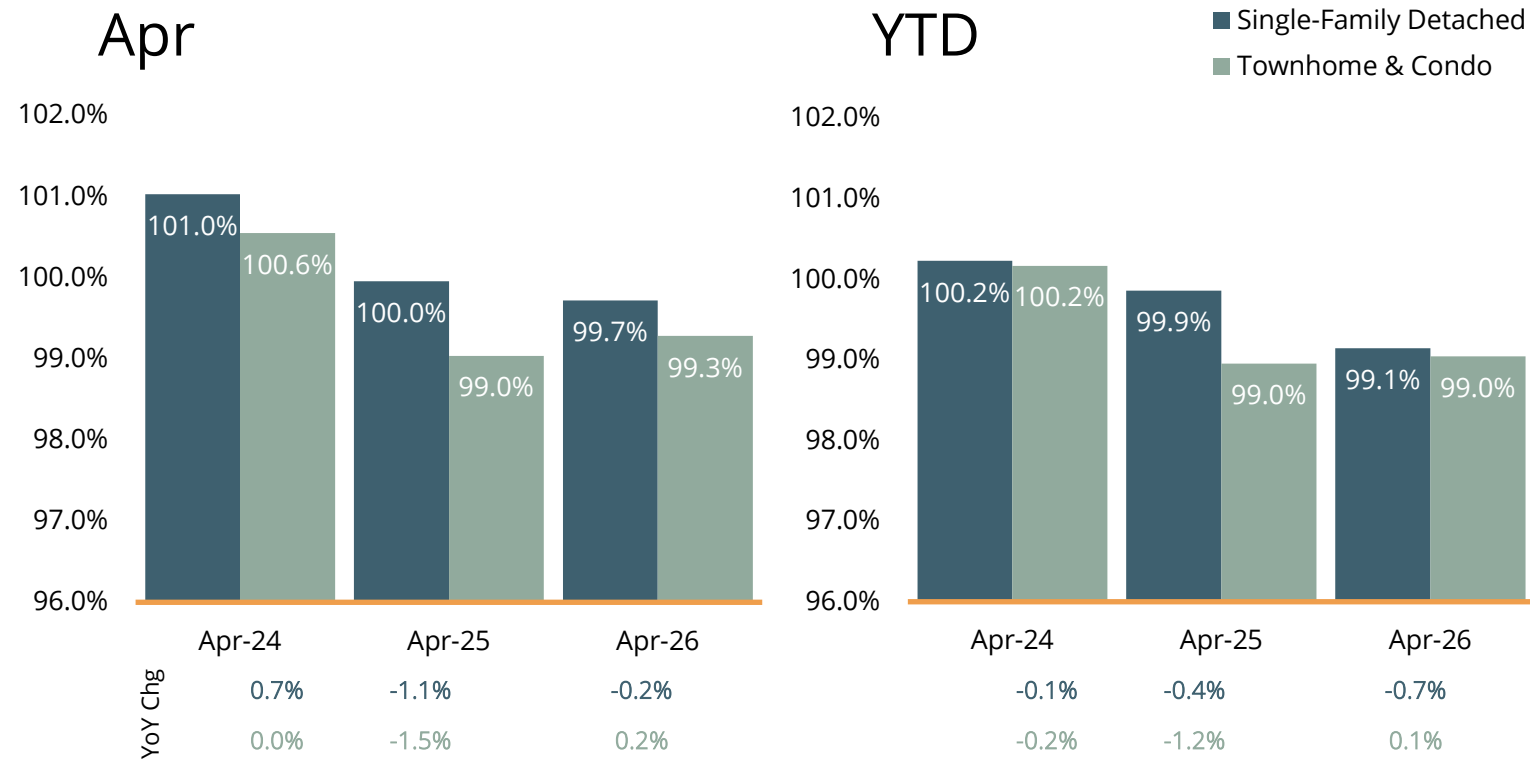


## Historical Sold Dollar Volume by Month (in millions)



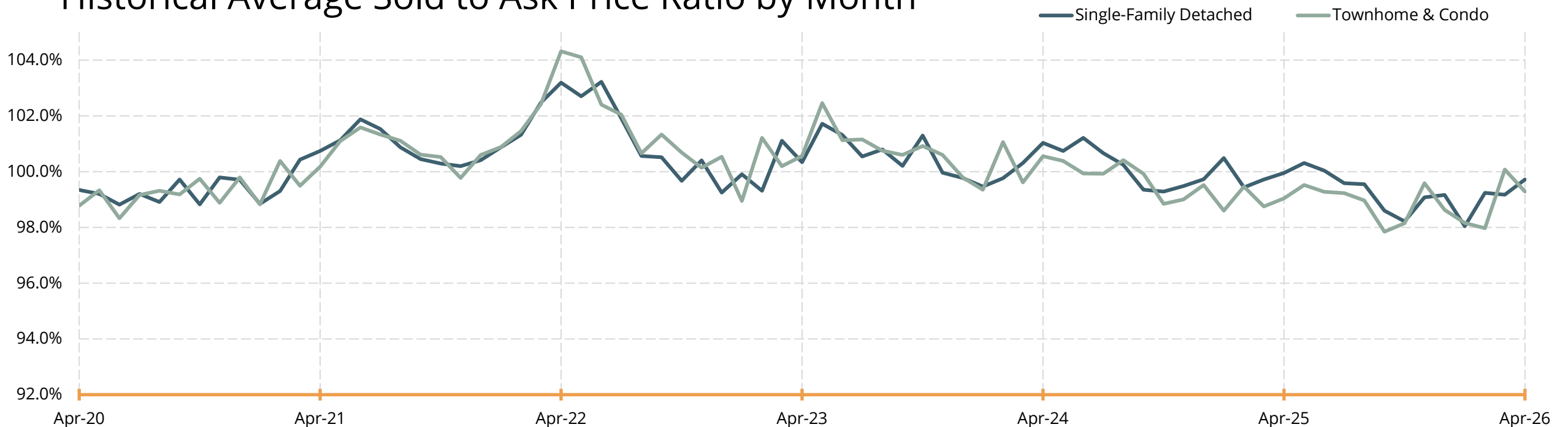
Source: Virginia REALTORS®, data accessed May 15, 2026

# Average Sold to Ask Price Ratio



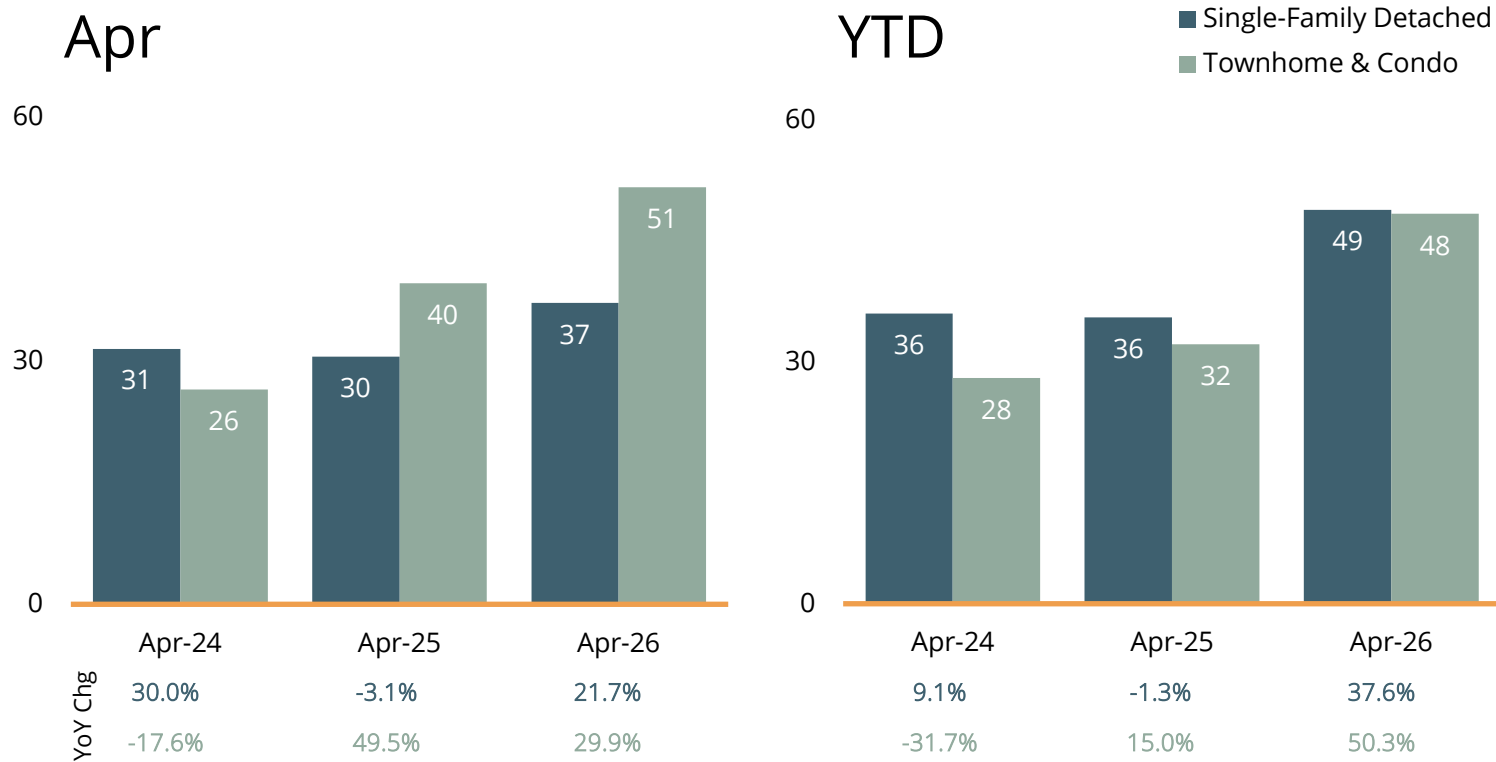
Month	Single-Family		Townhomes &	
	Detached	YoY Chg	Condos	YoY Chg
May-25	100.3%	-0.4%	99.5%	-0.9%
Jun-25	100.0%	-1.2%	99.3%	-0.7%
Jul-25	99.6%	-1.1%	99.2%	-0.7%
Aug-25	99.6%	-0.7%	99.0%	-1.4%
Sep-25	98.6%	-0.8%	97.8%	-2.1%
Oct-25	98.2%	-1.1%	98.1%	-0.7%
Nov-25	99.1%	-0.4%	99.6%	0.6%
Dec-25	99.2%	-0.6%	98.6%	-0.9%
Jan-26	98.0%	-2.4%	98.2%	-0.5%
Feb-26	99.2%	-0.2%	98.0%	-1.5%
Mar-26	99.2%	-0.5%	100.1%	1.3%
Apr-26	99.7%	-0.2%	99.3%	0.2%
12-month Avg	99.2%	-0.8%	98.9%	-0.6%

## Historical Average Sold to Ask Price Ratio by Month



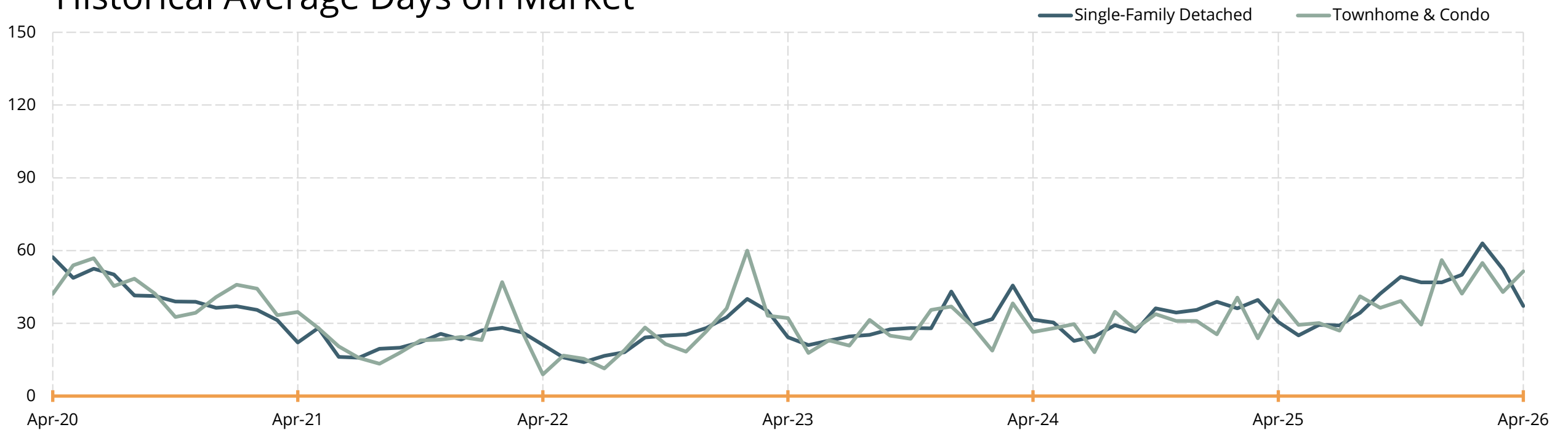
Source: Virginia REALTORS®, data accessed May 15, 2026

# Average Days on Market



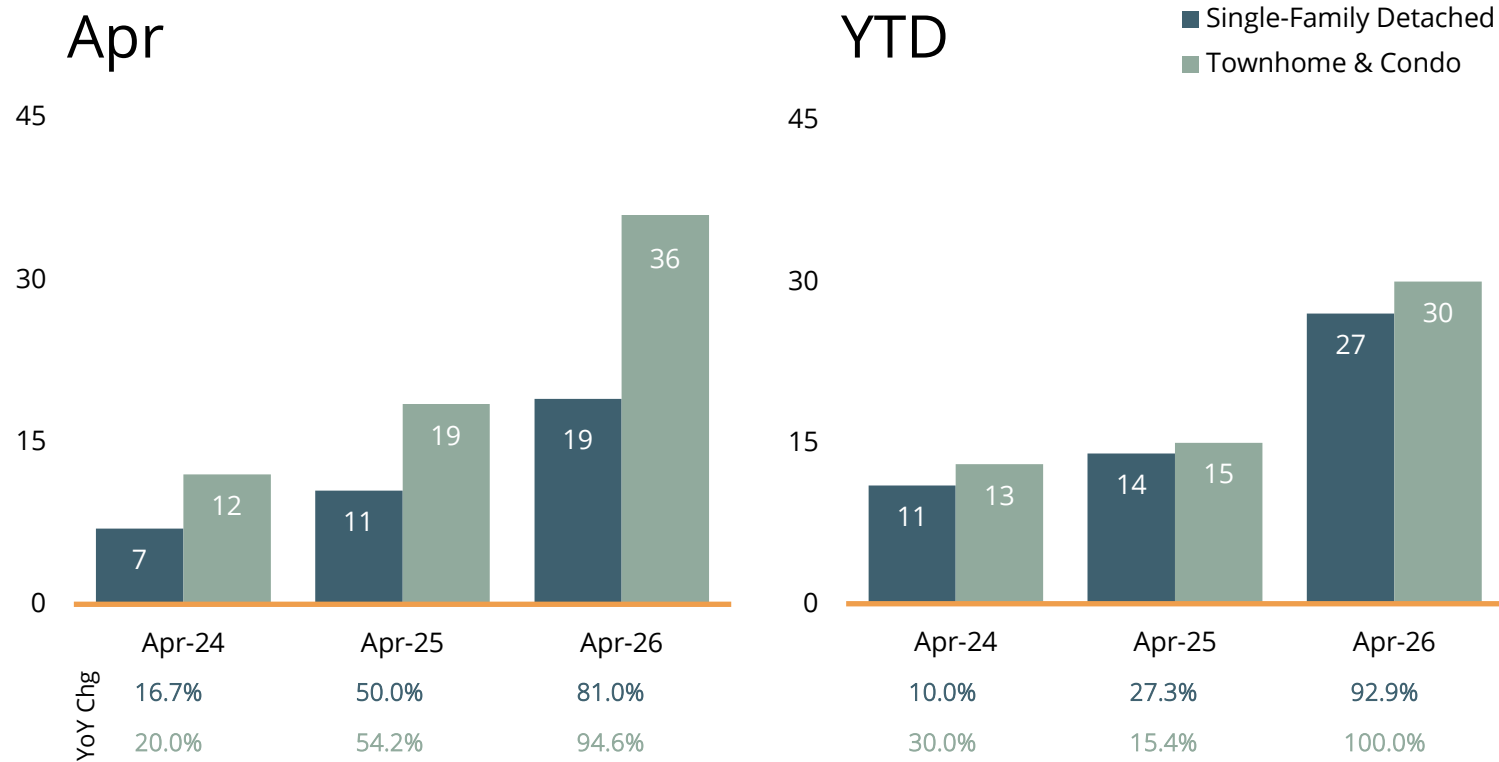
Month	Single-Family		Townhomes & Condos	
	Detached	YoY Chg	Condos	YoY Chg
May-25	25	-17.5%	29	5.0%
Jun-25	29	29.1%	30	1.3%
Jul-25	29	18.7%	27	49.1%
Aug-25	34	17.1%	41	18.4%
Sep-25	42	59.4%	36	31.8%
Oct-25	49	35.9%	39	15.9%
Nov-25	47	36.3%	29	-5.1%
Dec-25	47	32.1%	56	81.1%
Jan-26	50	28.7%	42	65.5%
Feb-26	63	74.2%	55	35.1%
Mar-26	52	31.9%	43	80.3%
Apr-26	37	21.7%	51	29.9%
12-month Avg	42	31.4%	40	32.1%

## Historical Average Days on Market



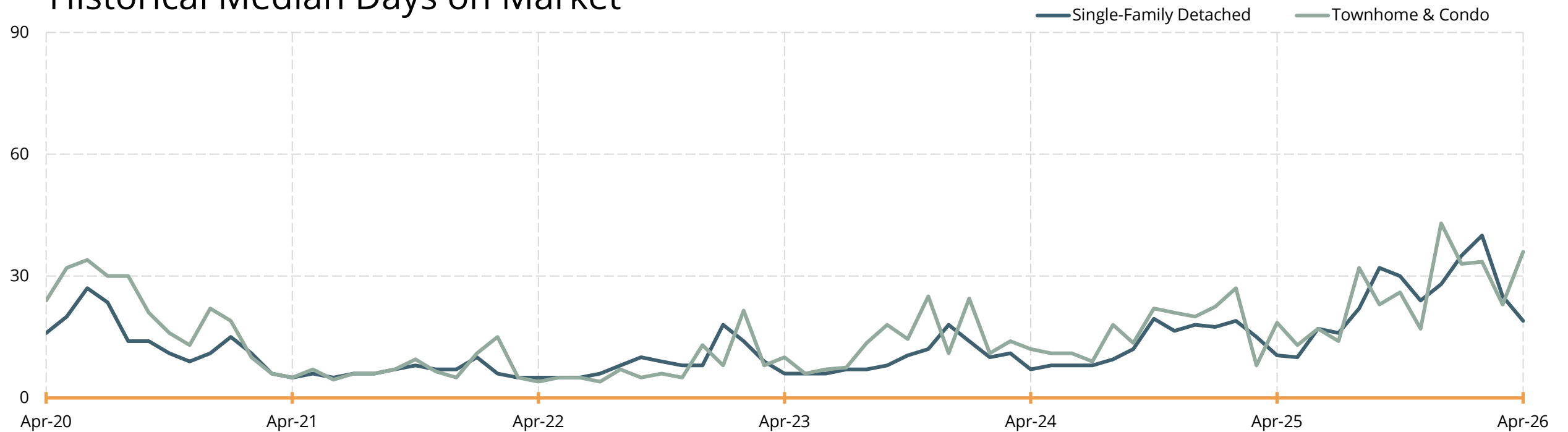
Source: Virginia REALTORS®, data accessed May 15, 2026

# Median Days on Market



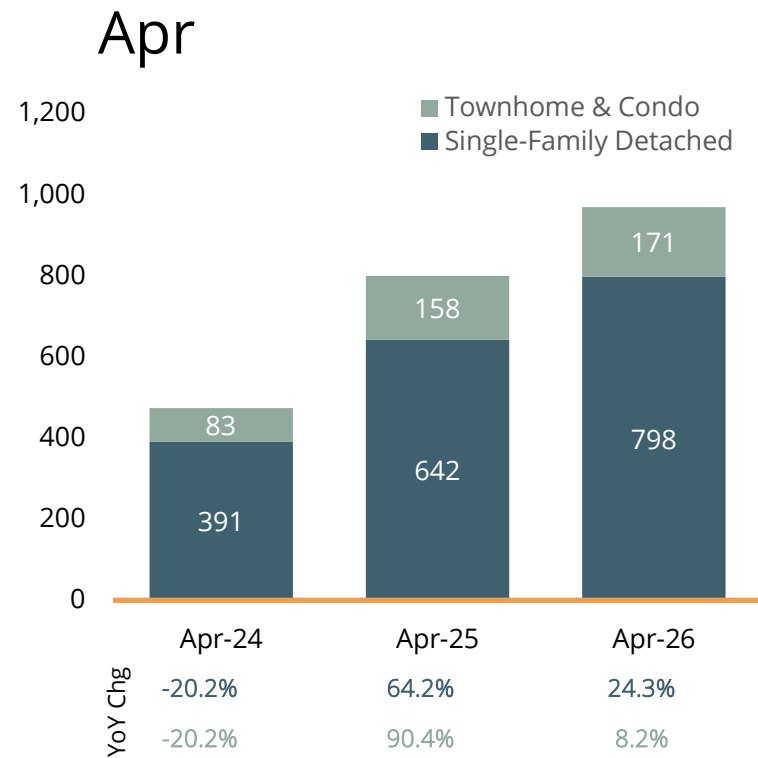
Month	Single-Family		Townhomes & Condos	
	Detached	YoY Chg	Condos	YoY Chg
May-25	10	25.0%	13	18.2%
Jun-25	17	112.5%	17	54.5%
Jul-25	16	100.0%	14	55.6%
Aug-25	22	131.6%	32	77.8%
Sep-25	32	166.7%	23	70.4%
Oct-25	30	53.8%	26	18.2%
Nov-25	24	45.5%	17	-19.0%
Dec-25	28	55.6%	43	115.0%
Jan-26	35	100.0%	33	46.7%
Feb-26	40	110.5%	34	24.1%
Mar-26	25	66.7%	23	187.5%
Apr-26	19	81.0%	36	94.6%
12-month Avg	25	84.5%	26	54.1%

## Historical Median Days on Market



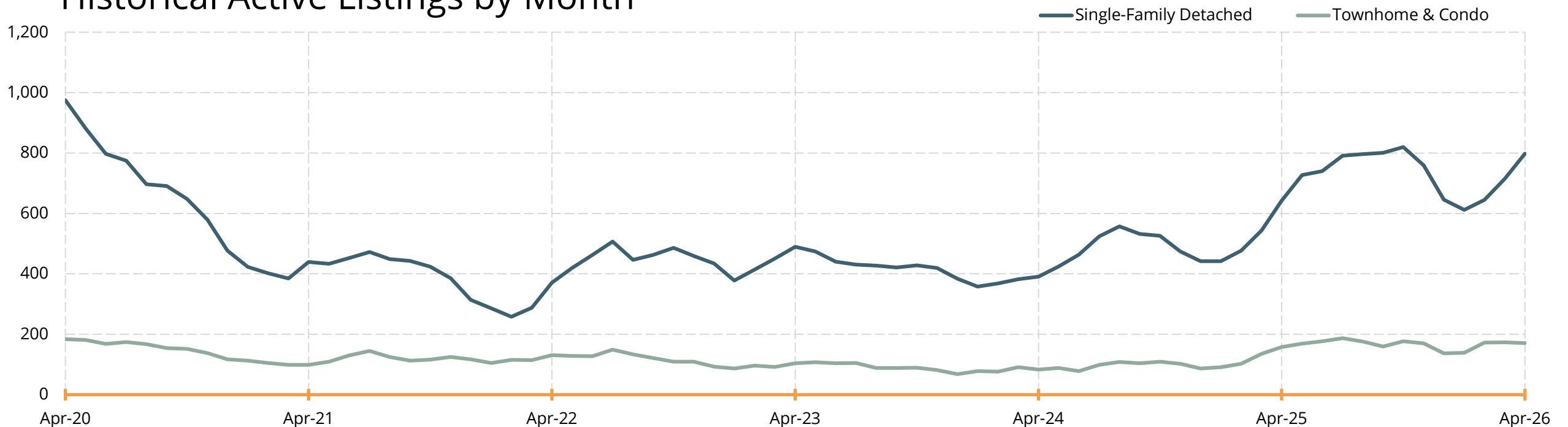
Source: Virginia REALTORS®, data accessed May 15, 2026

# Active Listings



Month	Single-Family		Townhomes & Condos	
	Detached	YoY Chg	Condos	YoY Chg
May-25	727	71.1%	169	92.0%
Jun-25	740	59.5%	177	126.9%
Jul-25	791	51.0%	187	88.9%
Aug-25	796	42.9%	176	63.0%
Sep-25	801	50.6%	159	52.9%
Oct-25	820	55.9%	177	62.4%
Nov-25	759	60.1%	170	66.7%
Dec-25	646	46.2%	137	57.5%
Jan-26	612	38.5%	139	52.7%
Feb-26	645	35.2%	172	68.6%
Mar-26	715	31.7%	173	28.1%
Apr-26	798	24.3%	171	8.2%
12-month Avg	738	46.3%	167	59.2%

## Historical Active Listings by Month

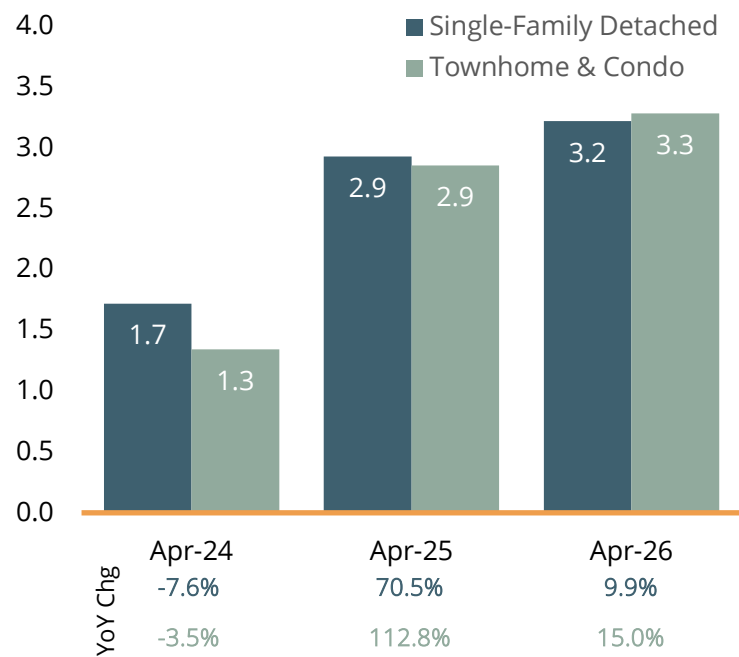


Source: Virginia REALTORS®, data accessed May 15, 2026

# Months of Supply

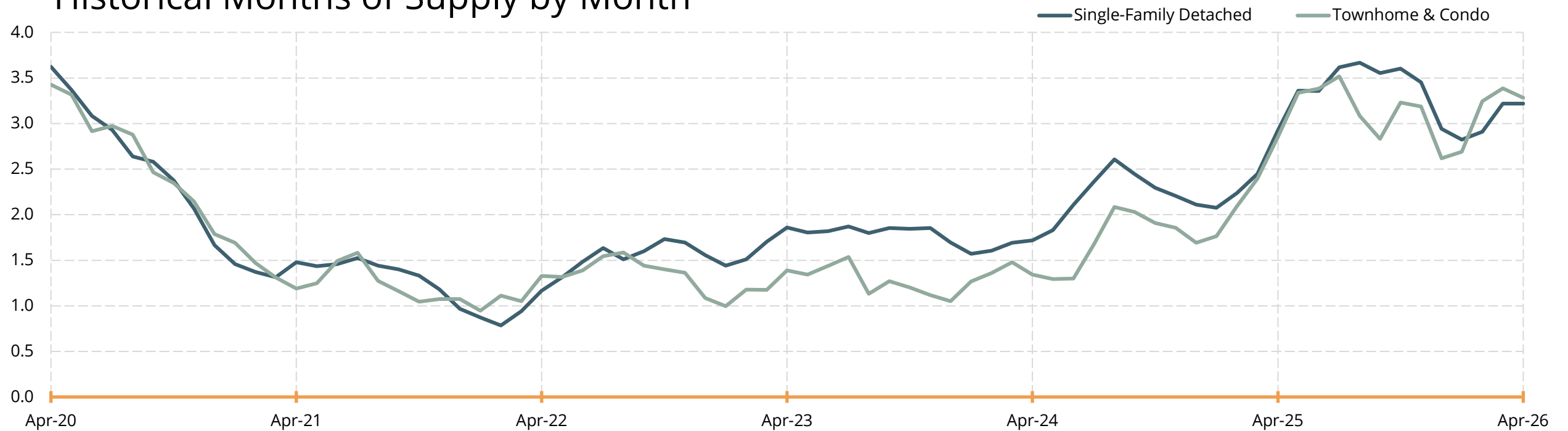


Apr



Month	Single-Family		Townhomes & Condos	
	Detached	YoY Chg	Condos	YoY Chg
May-25	3.4	83.6%	3.3	158.2%
Jun-25	3.4	59.1%	3.4	160.5%
Jul-25	3.6	53.2%	3.5	110.1%
Aug-25	3.7	40.7%	3.1	47.8%
Sep-25	3.6	45.4%	2.8	39.5%
Oct-25	3.6	56.9%	3.2	69.3%
Nov-25	3.5	56.4%	3.2	71.8%
Dec-25	2.9	39.4%	2.6	54.8%
Jan-26	2.8	36.1%	2.7	52.4%
Feb-26	2.9	30.0%	3.2	55.0%
Mar-26	3.2	31.5%	3.4	41.3%
Apr-26	3.2	9.9%	3.3	15.0%
12-month Avg	3.3	43.6%	3.1	64.7%

## Historical Months of Supply by Month



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

# Area Overview - Total Market



Geography	New Listings			Sales			Average Sales Price			Median Sales Price			Active Listings			Months Supply		
	Apr-25	Apr-26	% chg	Apr-25	Apr-26	% chg	Apr-25	Apr-26	% chg	Apr-25	Apr-26	% chg	Apr-25	Apr-26	% chg	Apr-25	Apr-26	% chg
James City County	243	<b>263</b>	8.2%	123	<b>155</b>	26.0%	\$510,293	<b>\$567,971</b>	11.3%	\$475,000	<b>\$520,000</b>	9.5%	395	<b>462</b>	17.0%	3.1	<b>3.6</b>	16.6%
Williamsburg	32	<b>47</b>	46.9%	12	<b>16</b>	33.3%	\$432,742	<b>\$529,261</b>	22.3%	\$392,500	<b>\$523,500</b>	33.4%	66	<b>65</b>	-1.5%	4.3	<b>4.1</b>	-4.0%
York County	114	<b>139</b>	21.9%	79	<b>81</b>	2.5%	\$482,285	<b>\$480,953</b>	-0.3%	\$457,140	<b>\$461,500</b>	1.0%	176	<b>242</b>	37.5%	1.8	<b>2.9</b>	60.9%
New Kent County	78	<b>83</b>	6.4%	46	<b>50</b>	8.7%	\$446,384	<b>\$536,450</b>	20.2%	\$421,995	<b>\$482,500</b>	14.3%	155	<b>183</b>	18.1%	4.2	<b>4.2</b>	0.2%
Charles City County	9	<b>9</b>	0.0%	4	<b>4</b>	0.0%	\$319,822	<b>\$271,000</b>	-15.3%	\$324,500	<b>\$287,500</b>	-11.4%	8	<b>17</b>	112.5%	2.2	<b>3.6</b>	65.7%

# Area Overview - Total Market YTD



Geography	New Listings YTD			Sales YTD			Average Sales Price TYD			Median Sales Price TYD			Active Listings YTD		
	Apr-25	Apr-26	% chg	Apr-25	Apr-26	% chg	Apr-25	Apr-26	% chg	Apr-25	Apr-26	% chg	Apr-25	Apr-26	% chg
James City County	748	<b>803</b>	7.4%	383	<b>434</b>	13.3%	\$505,710	<b>\$541,053</b>	7.0%	\$458,000	<b>\$485,000</b>	5.9%	395	<b>462</b>	17.0%
Williamsburg	110	<b>106</b>	-3.6%	47	<b>49</b>	4.3%	\$423,364	<b>\$465,660</b>	10.0%	\$384,000	<b>\$412,000</b>	7.3%	66	<b>65</b>	-1.5%
York County	334	<b>442</b>	32.3%	267	<b>277</b>	3.7%	\$485,067	<b>\$459,234</b>	-5.3%	\$450,000	<b>\$438,500</b>	-2.6%	176	<b>242</b>	37.5%
New Kent County	269	<b>326</b>	21.2%	141	<b>157</b>	11.3%	\$459,443	<b>\$509,958</b>	11.0%	\$429,950	<b>\$459,990</b>	7.0%	155	<b>183</b>	18.1%
Charles City County	20	<b>32</b>	60.0%	7	<b>17</b>	142.9%	\$304,256	<b>\$398,853</b>	31.1%	\$310,000	<b>\$320,000</b>	3.2%	8	<b>17</b>	112.5%

# Area Overview - Single Family Detached Market



Geography	New Listings			Sales			Average Sales Price			Median Sales Price			Active Listings			Months Supply		
	Apr-25	Apr-26	% chg	Apr-25	Apr-26	% chg	Apr-25	Apr-26	% chg	Apr-25	Apr-26	% chg	Apr-25	Apr-26	% chg	Apr-25	Apr-26	% chg
James City County	197	<b>209</b>	6.1%	95	<b>118</b>	24.2%	\$554,904	<b>\$615,258</b>	10.9%	\$525,000	<b>\$577,450</b>	10.0%	298	<b>357</b>	19.8%	3.0	<b>3.2</b>	5.9%
Williamsburg	22	<b>25</b>	13.6%	8	<b>8</b>	0.0%	\$497,238	<b>\$637,458</b>	28.2%	\$431,250	<b>\$543,081</b>	25.9%	42	<b>37</b>	-11.9%	4.5	<b>3.1</b>	-31.2%
York County	99	<b>120</b>	21.2%	64	<b>66</b>	3.1%	\$521,471	<b>\$519,861</b>	-0.3%	\$488,703	<b>\$513,990</b>	5.2%	152	<b>210</b>	38.2%	1.9	<b>2.8</b>	47.7%
New Kent County	72	<b>80</b>	11.1%	41	<b>46</b>	12.2%	\$461,919	<b>\$554,294</b>	20.0%	\$442,500	<b>\$499,000</b>	12.8%	142	<b>177</b>	24.6%	4.2	<b>4.0</b>	-4.0%
Charles City County	9	<b>9</b>	0.0%	4	<b>4</b>	0.0%	\$319,822	<b>\$271,000</b>	-15.3%	\$324,500	<b>\$287,500</b>	-11.4%	8	<b>17</b>	112.5%	2.2	<b>2.5</b>	17.0%

# Area Overview - Single Family Detached Market YTD



Geography	New Listings YTD			Sales YTD			Average Sales Price YTD			Median Sales Price YTD			Active Listings YTD		
	Apr-25	Apr-26	% chg	Apr-25	Apr-26	% chg	Apr-25	Apr-26	% chg	Apr-25	Apr-26	% chg	Apr-25	Apr-26	% chg
James City County	601	<b>625</b>	4.0%	298	<b>336</b>	12.8%	\$547,783	<b>\$584,507</b>	6.7%	\$500,000	<b>\$525,000</b>	5.0%	298	<b>357</b>	19.8%
Williamsburg	74	<b>61</b>	-17.6%	30	<b>28</b>	-6.7%	\$503,657	<b>\$520,323</b>	3.3%	\$458,750	<b>\$507,796</b>	10.7%	42	<b>37</b>	-11.9%
York County	281	<b>373</b>	32.7%	224	<b>223</b>	-0.4%	\$515,610	<b>\$492,039</b>	-4.6%	\$485,100	<b>\$485,000</b>	0.0%	152	<b>210</b>	38.2%
New Kent County	245	<b>309</b>	26.1%	125	<b>151</b>	20.8%	\$477,804	<b>\$516,963</b>	8.2%	\$449,750	<b>\$465,000</b>	3.4%	142	<b>177</b>	24.6%
Charles City County	20	<b>32</b>	60.0%	7	<b>17</b>	142.9%	\$304,256	<b>\$398,853</b>	31.1%	\$310,000	<b>\$320,000</b>	3.2%	8	<b>17</b>	112.5%

# Area Overview - Townhome & Condo Market



Geography	New Listings			Sales			Average Sales Price			Median Sales Price			Active Listings			Months Supply		
	Apr-25	Apr-26	% chg	Apr-25	Apr-26	% chg	Apr-25	Apr-26	% chg	Apr-25	Apr-26	% chg	Apr-25	Apr-26	% chg	Apr-25	Apr-26	% chg
James City County	46	<b>54</b>	17.4%	28	<b>37</b>	32.1%	\$358,931	<b>\$417,162</b>	16.2%	\$354,495	<b>\$379,990</b>	7.2%	97	<b>105</b>	8.2%	3.2	<b>3.8</b>	16.6%
Williamsburg	10	<b>22</b>	120.0%	4	<b>8</b>	100.0%	\$303,750	<b>\$421,064</b>	38.6%	\$292,500	<b>\$337,500</b>	15.4%	24	<b>28</b>	16.7%	4.0	<b>5.3</b>	31.3%
York County	15	<b>19</b>	26.7%	15	<b>15</b>	0.0%	\$315,090	<b>\$309,760</b>	-1.7%	\$320,000	<b>\$309,900</b>	-3.2%	24	<b>32</b>	33.3%	1.3	<b>2.0</b>	57.4%
New Kent County	6	<b>3</b>	-50.0%	5	<b>4</b>	-20.0%	\$318,997	<b>\$331,250</b>	3.8%	\$318,990	<b>\$334,500</b>	4.9%	13	<b>6</b>	-53.8%	4.2	<b>2.0</b>	-52.0%
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	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		
	Apr-25	Apr-26	% chg	Apr-25	Apr-26	% chg	Apr-25	Apr-26	% chg	Apr-25	Apr-26	% chg	Apr-25	Apr-26	% chg
James City County	147	<b>178</b>	21.1%	85	<b>98</b>	15.3%	\$354,653	<b>\$392,069</b>	10.5%	\$350,000	<b>\$359,950</b>	2.8%	97	<b>105</b>	8.2%
Williamsburg	36	<b>45</b>	25.0%	17	<b>21</b>	23.5%	\$291,118	<b>\$392,775</b>	34.9%	\$210,000	<b>\$370,000</b>	76.2%	24	<b>28</b>	16.7%
York County	53	<b>69</b>	30.2%	43	<b>54</b>	25.6%	\$319,264	<b>\$323,152</b>	1.2%	\$325,000	<b>\$322,750</b>	-0.7%	24	<b>32</b>	33.3%
New Kent County	24	<b>17</b>	-29.2%	16	<b>6</b>	-62.5%	\$321,192	<b>\$333,667</b>	3.9%	\$318,990	<b>\$334,500</b>	4.9%	13	<b>6</b>	-53.8%
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® Research Team

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