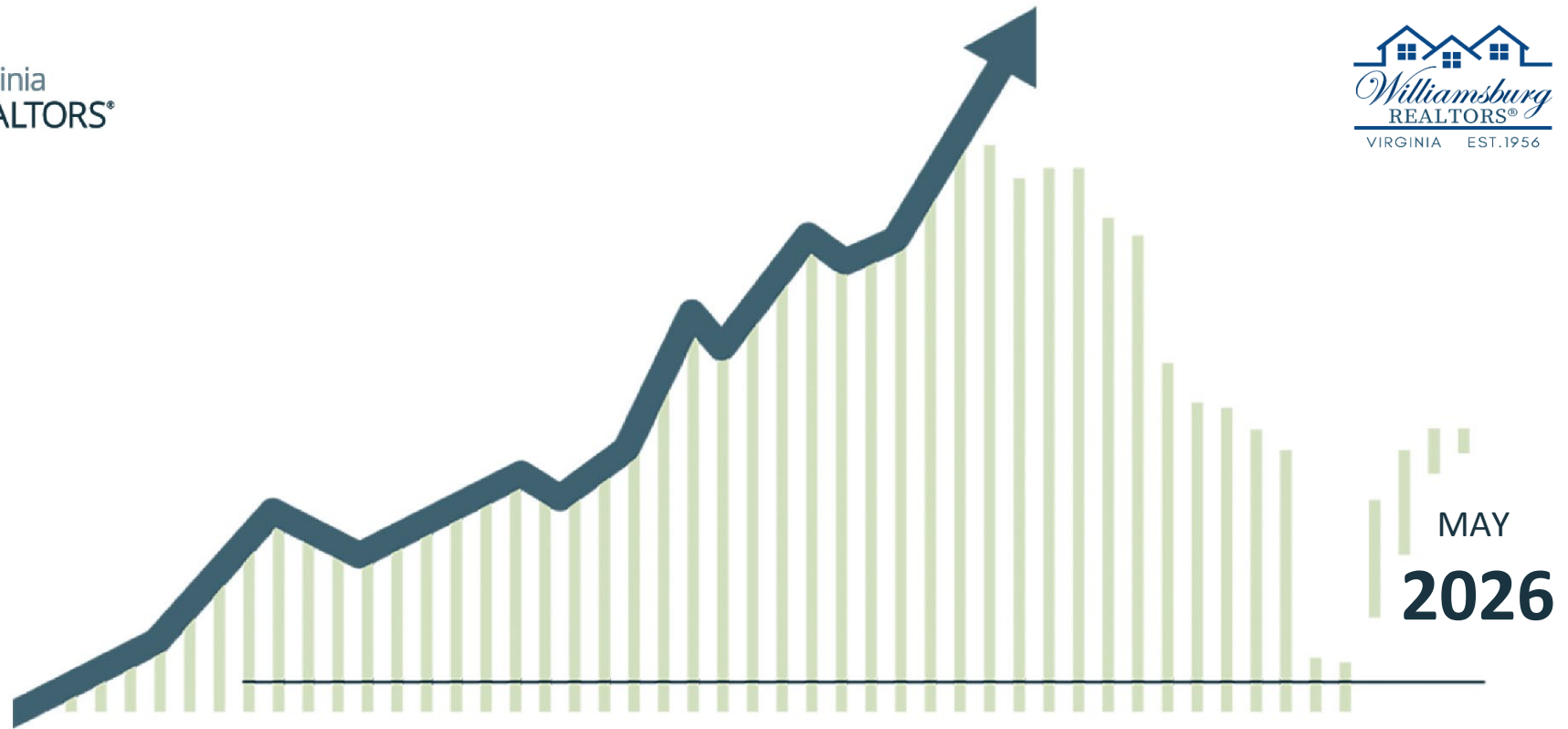




WAAR WILLIAMSBURG

MARKET INDICATORS REPORT

CUSTOM REPORT PREPARED BY
VIRGINIA REALTORS®

WAAR Market Indicators Report



Key Market Trends: May 2026

- Regionwide, sales increased for the third straight month. In May, there were 377 home sales in the WAAR area, 55 more than the previous year, jumping up 17.1%. Most of the sales growth this month was concentrated in York County with 43 more than last year (+51.2%) and New Kent County with 11 additional sales (+26.2%). Sales activity fell in Charles City County with six fewer sales compared to last May (-50.0%).
- Pending sales continued to climb across the WAAR footprint. There were 353 pending sales in May, 26.5% higher than last year, which is 74 additional pending sales. Pending sales grew for the second consecutive month in York County (+27 pending sales) and Williamsburg (+20 pending sales). Both New Kent County (+21.4%) and James City County (+8.5%) had 12 more pending sales compared to the same time a year ago.
- Home prices were higher in May of this year compared to last year. At \$469,000, the median sales price in the WAAR footprint was \$15,763 more than the previous year, rising 3.5%. The median sales price rose 10.4% in Williamsburg to \$441,750 in May, a \$41,750 price increase. Prices jumped 5.4% in James City County with the median price up \$25,500 from last year. Charles City County (-\$9,398) and New Kent County (-\$8,345) experienced a decline in median home price this month.
- The rise in active listings led to higher inventory levels in the WAAR market. May ended with 1,023 listings in the region, 127 more than the year prior, increasing 14.2%. The largest influx of listings occurred in James City County with 75 more than the year before (+17.3%) and New Kent County with 49 additional listings (+29.9%). Listings declined for the second straight month in Williamsburg (-15.7%).



WAAR Market Dashboard

YoY Chg	May-26	Indicator
▲ 17.1%	377	Sales
▲ 26.5%	353	Pending Sales
▲ 14.6%	540	New Listings
▼ -0.2%	\$506,191	Average List Price
▲ 0.2%	\$508,555	Average Sales Price
▲ 3.5%	\$469,000	Median Sales Price
▲ 2.7%	\$227	Average Price Per Square Foot
▲ 17.4%	\$191.7	Sold Dollar Volume (in millions)
▲ 0.3%	100.4%	Average Sold/Ask Price Ratio
▲ 27.6%	33	Average Days on Market
▲ 63.6%	18	Median Days on Market
▲ 14.2%	1,023	Active Listings
▲ 8.2%	3.6	Months of Supply

INTEREST RATE TRACKER



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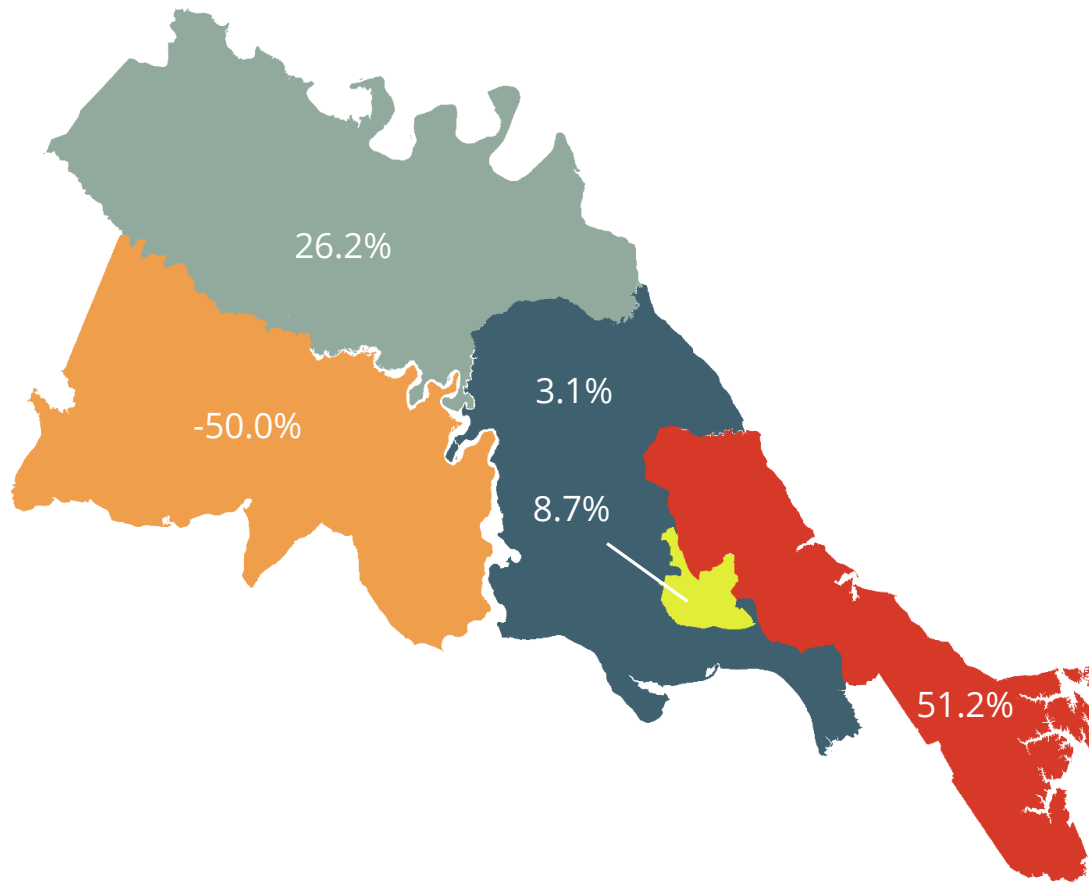
Consumers Should Consult with a REALTOR®. Buying or selling real estate, for a majority of consumers, is one of the most important decisions they will make. Choosing a real estate professional continues to be a vital part of this process.

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		
	May-25	May-26	% Chg
Charles City County	12	6	-50.0%
James City County	161	166	3.1%
New Kent County	42	53	26.2%
Williamsburg	23	25	8.7%
York County	84	127	51.2%
WAAR	322	377	17.1%

Total Market Overview



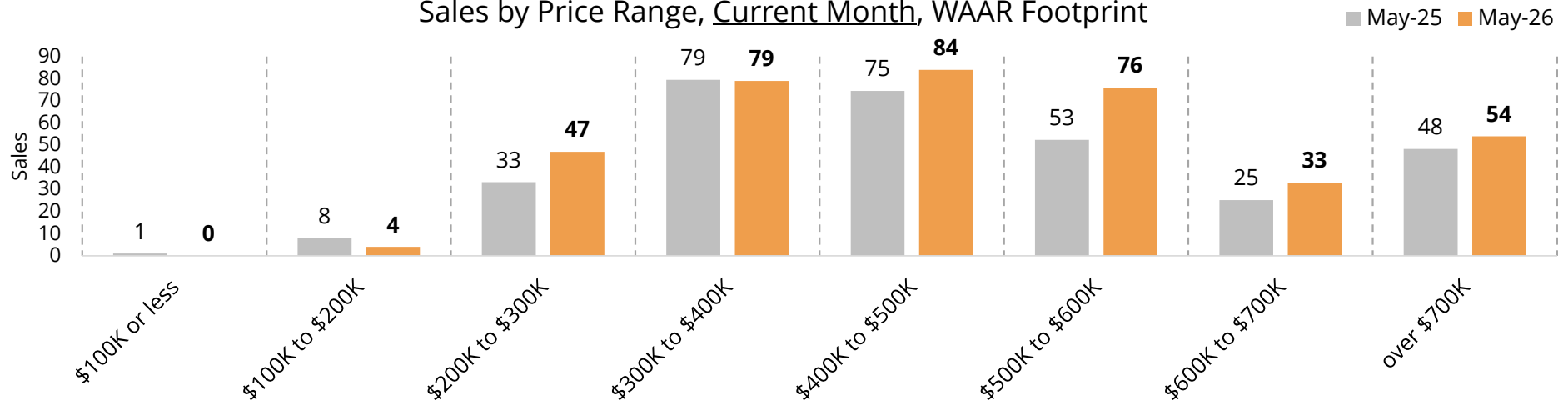
Key Metrics	May-24	2-year Trends	May-26	May-25	May-26	YoY Chg	2025 YTD	2026 YTD	YoY Chg
Sales				322	377	17.1%	1,167	1,311	12.3%
Pending Sales				279	353	26.5%	1,190	1,386	16.5%
New Listings				471	540	14.6%	1,952	2,249	15.2%
Average List Price				\$507,355	\$506,191	-0.2%	\$494,140	\$508,971	3.0%
Average Sales Price				\$507,336	\$508,555	0.2%	\$493,158	\$506,326	2.7%
Median Sales Price				\$453,238	\$469,000	3.5%	\$449,700	\$465,000	3.4%
Average Price Per Square Foot				\$221	\$227	2.7%	\$218	\$225	3.4%
Sold Dollar Volume (in millions)				\$163.4	\$191.7	17.4%	\$568.8	\$663.4	16.6%
Average Sold/Ask Price Ratio				100.2%	100.4%	0.3%	99.8%	99.5%	-0.3%
Average Days on Market				26	33	27.6%	32	44	36.4%
Median Days on Market				11	18	63.6%	13	25	88.5%
Active Listings				896	1,023	14.2%	n/a	n/a	n/a
Months of Supply				3.4	3.6	8.2%	n/a	n/a	n/a

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

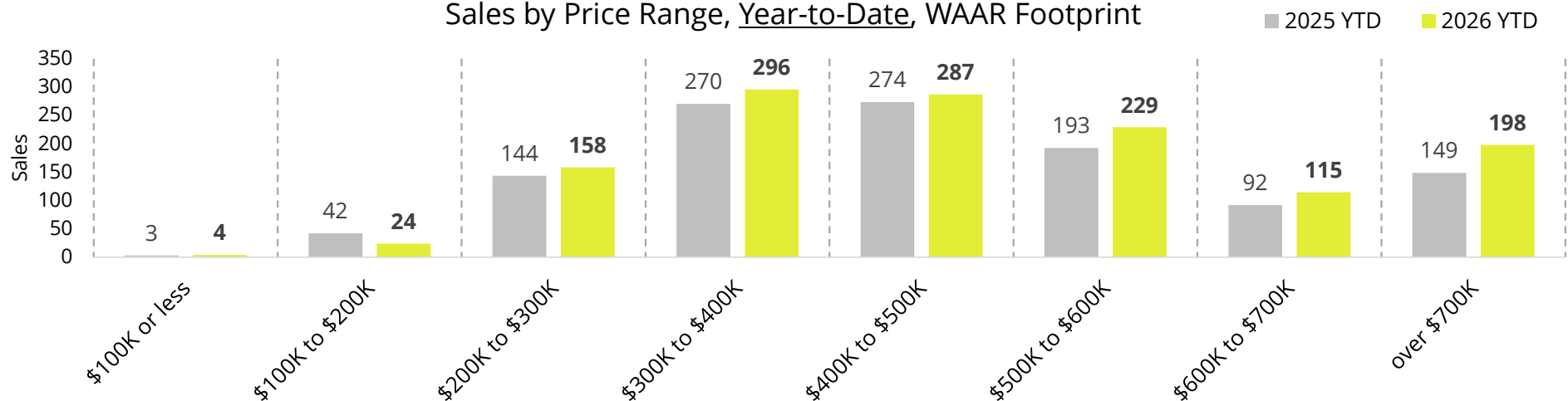
Total Market by Price Range



Sales by Price Range, Current Month, WAAR Footprint



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



Single-Family Detached Market Overview



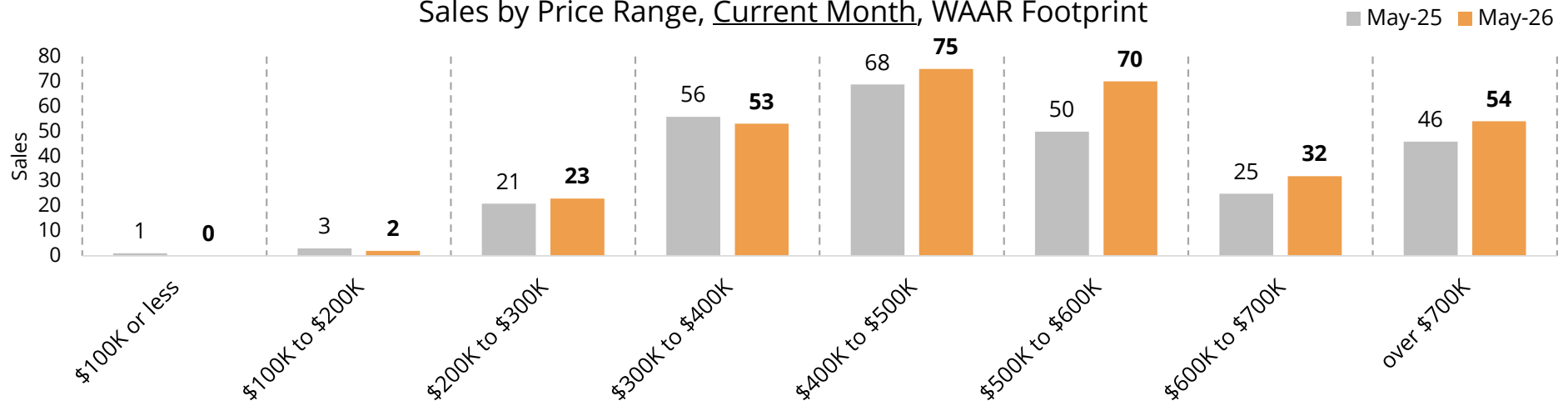
Key Metrics	May-24	2-year Trends	May-26	May-25	May-26	YoY Chg	2025 YTD	2026 YTD	YoY Chg
Sales				270	309	14.4%	954	1,064	11.5%
Pending Sales				228	294	28.9%	1,001	1,168	16.7%
New Listings				393	443	12.7%	1,614	1,843	14.2%
Average List Price				\$538,745	\$540,124	0.3%	\$527,703	\$541,749	2.7%
Average Sales Price				\$538,884	\$543,626	0.9%	\$527,032	\$539,249	2.3%
Median Sales Price				\$478,495	\$505,000	5.5%	\$476,328	\$495,000	3.9%
Average Price Per Square Foot				\$222	\$230	3.4%	\$220	\$228	3.2%
Sold Dollar Volume (in millions)				\$145.5	\$168.0	15.5%	\$496.9	\$573.5	15.4%
Average Sold/Ask Price Ratio				100.3%	100.7%	0.4%	100.0%	99.6%	-0.4%
Average Days on Market				25	33	30.3%	33	44	35.7%
Median Days on Market				10	16	60.0%	12	24	100.0%
Active Listings				727	838	15.3%	n/a	n/a	n/a
Months of Supply				3.4	3.7	9.4%	n/a	n/a	n/a

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

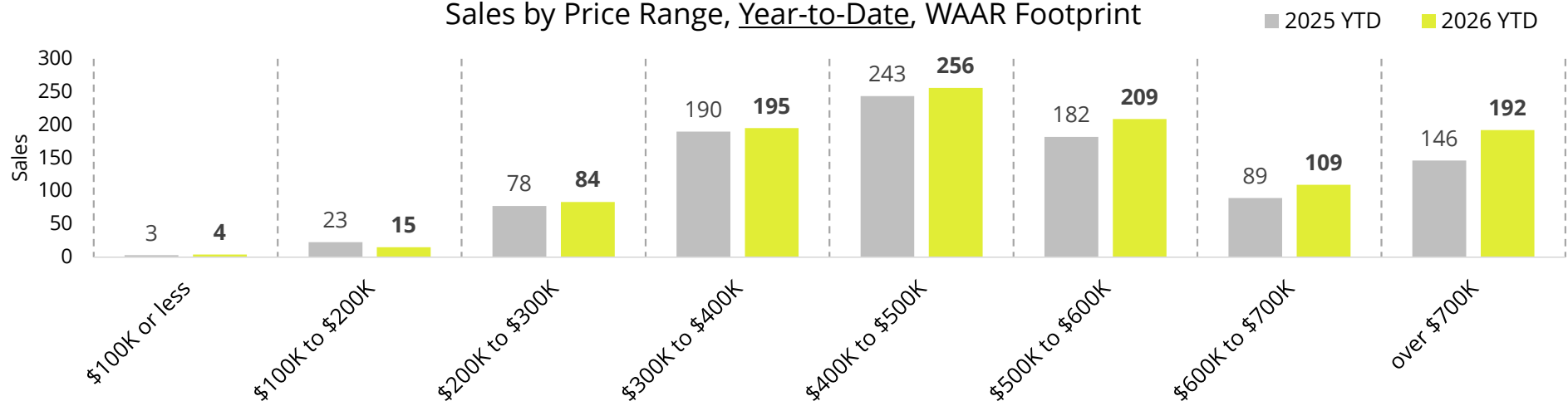
Single-Family Detached Market by Price Range



Sales by Price Range, Current Month, WAAR Footprint



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



Townhome & Condo Market Overview



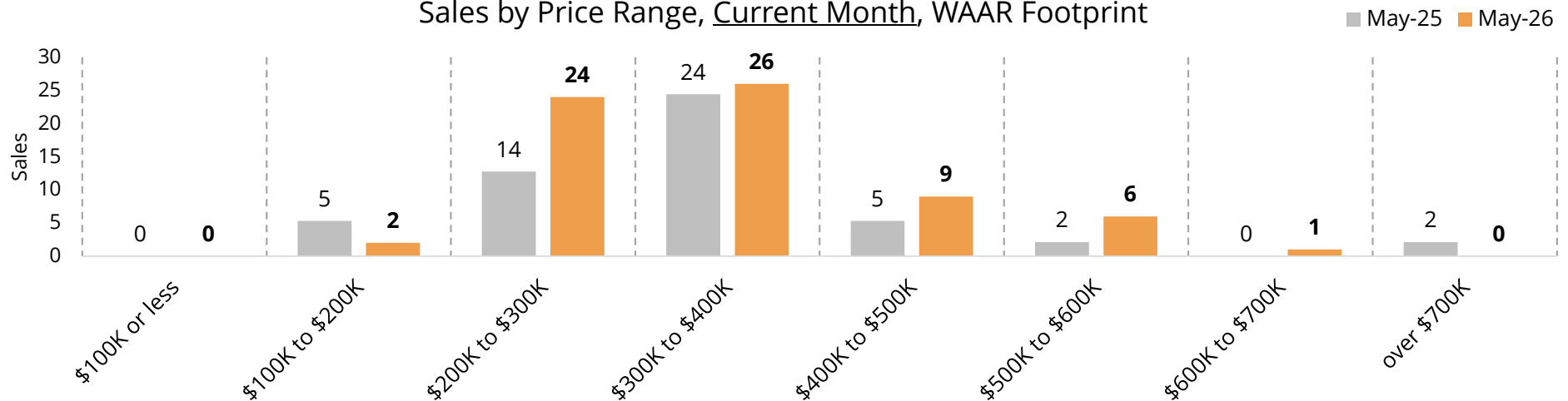
Key Metrics	May-24	2-year Trends	May-25	May-26	YoY Chg	2025 YTD	2026 YTD	YoY Chg
Sales			52	68	30.8%	213	247	16.0%
Pending Sales			51	59	15.7%	189	218	15.3%
New Listings			78	97	24.4%	338	406	20.1%
Average List Price			\$344,370	\$351,993	2.2%	\$339,232	\$367,112	8.2%
Average Sales Price			\$343,527	\$349,185	1.6%	\$336,815	\$363,837	8.0%
Median Sales Price			\$330,250	\$337,000	2.0%	\$323,820	\$339,000	4.7%
Average Price Per Square Foot			\$199	\$203	1.9%	\$197	\$211	6.7%
Sold Dollar Volume (in millions)			\$17.9	\$23.7	32.9%	\$71.9	\$89.9	25.0%
Average Sold/Ask Price Ratio			99.5%	99.1%	-0.4%	99.1%	99.1%	0.0%
Average Days on Market			29	34	14.9%	32	44	39.7%
Median Days on Market			13	24	84.6%	15	28	86.7%
Active Listings			169	185	9.5%	n/a	n/a	n/a
Months of Supply			3.3	3.4	3.3%	n/a	n/a	n/a

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

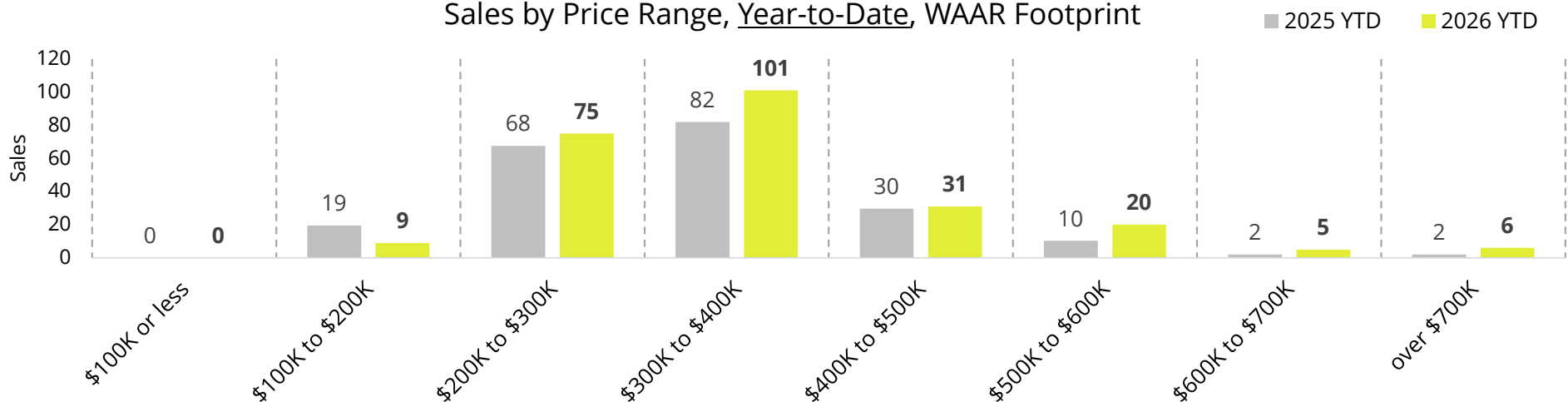
Townhome & Condo Market by Price Range



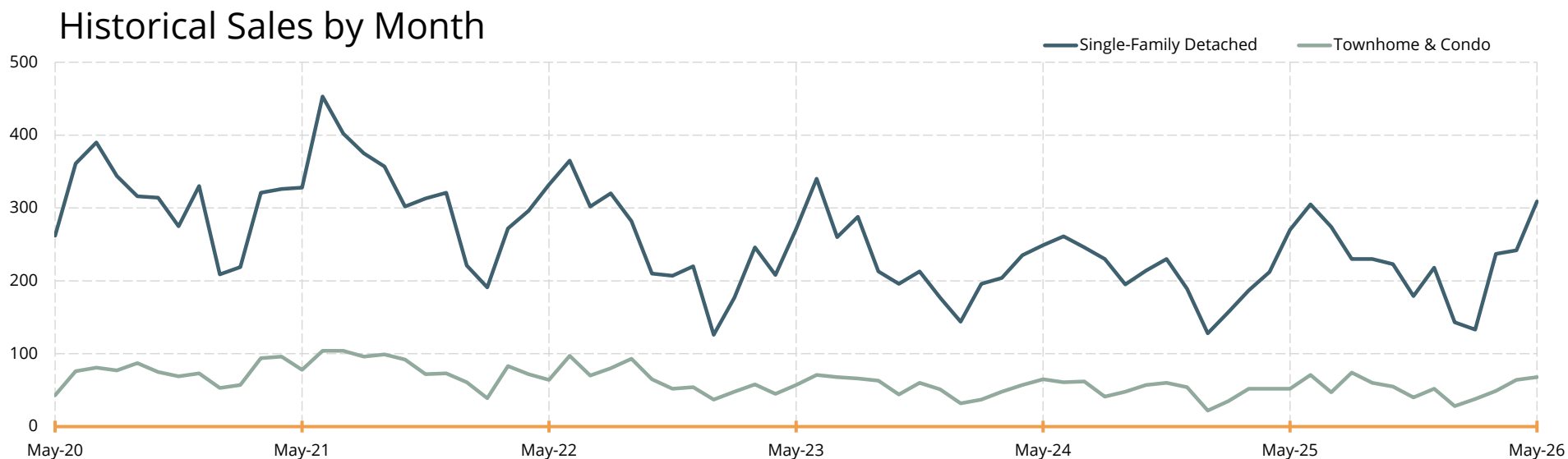
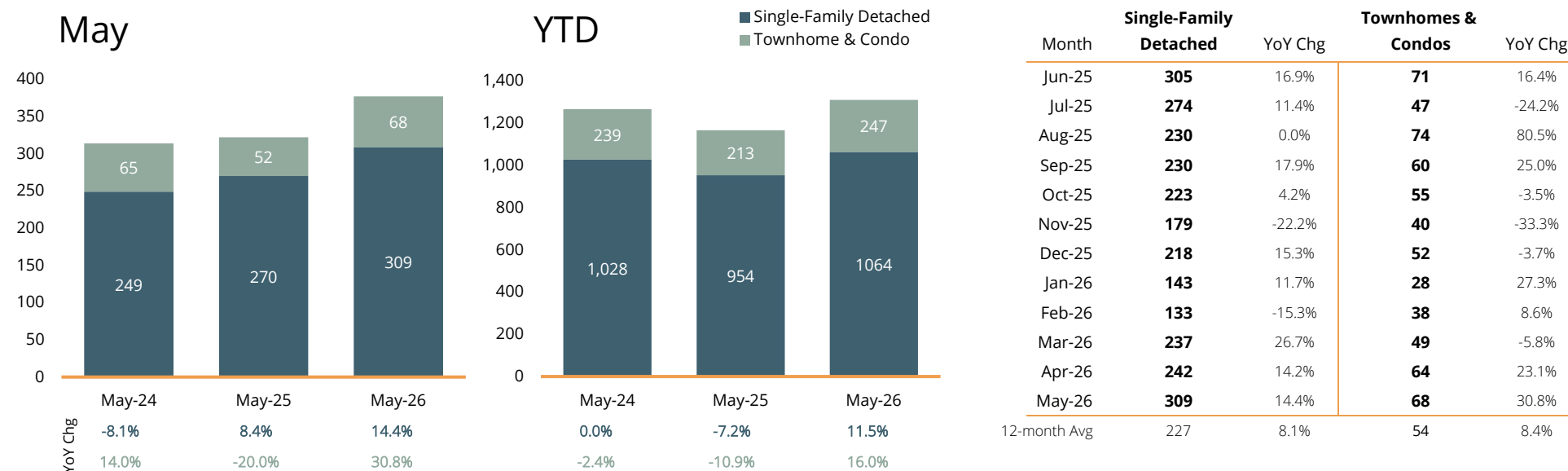
Sales by Price Range, Current Month, WAAR Footprint



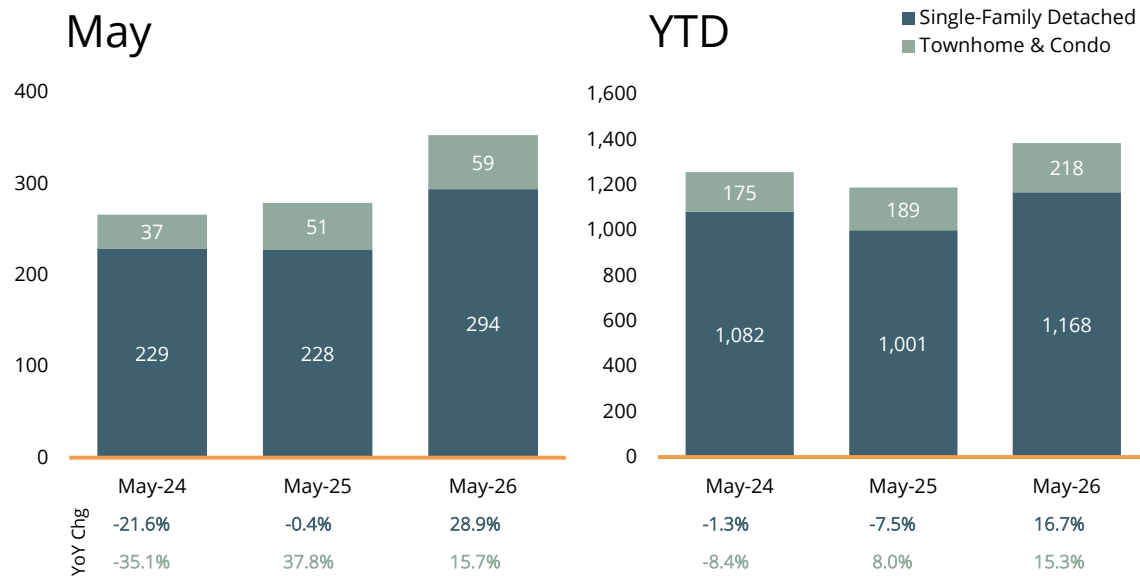
Sales by Price Range, Year-to-Date, WAAR Footprint



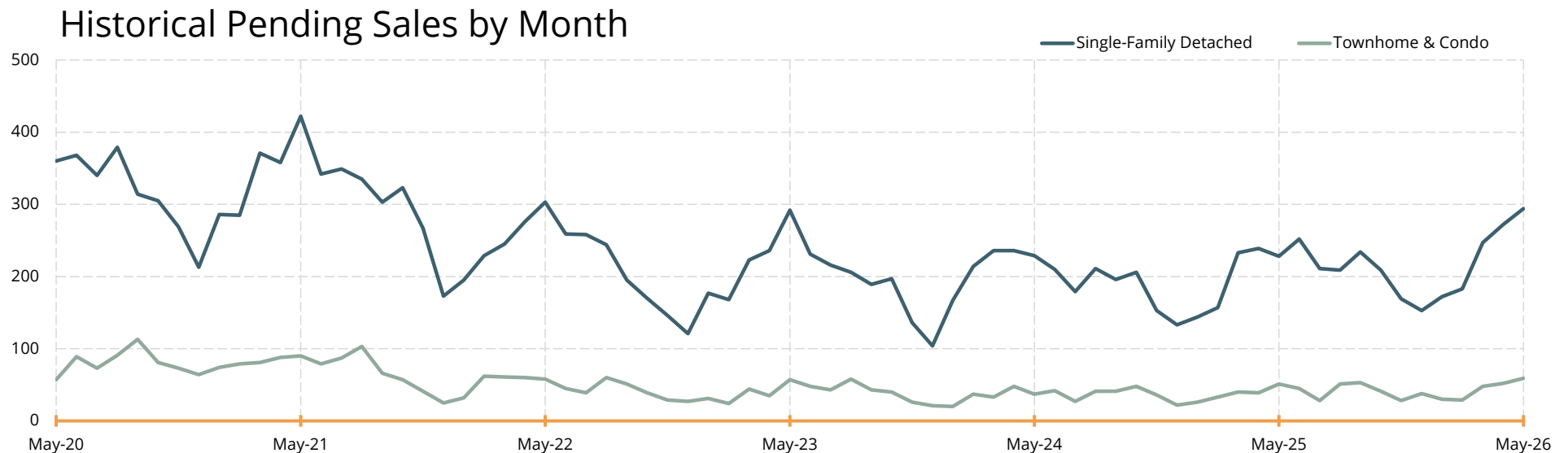
Sales



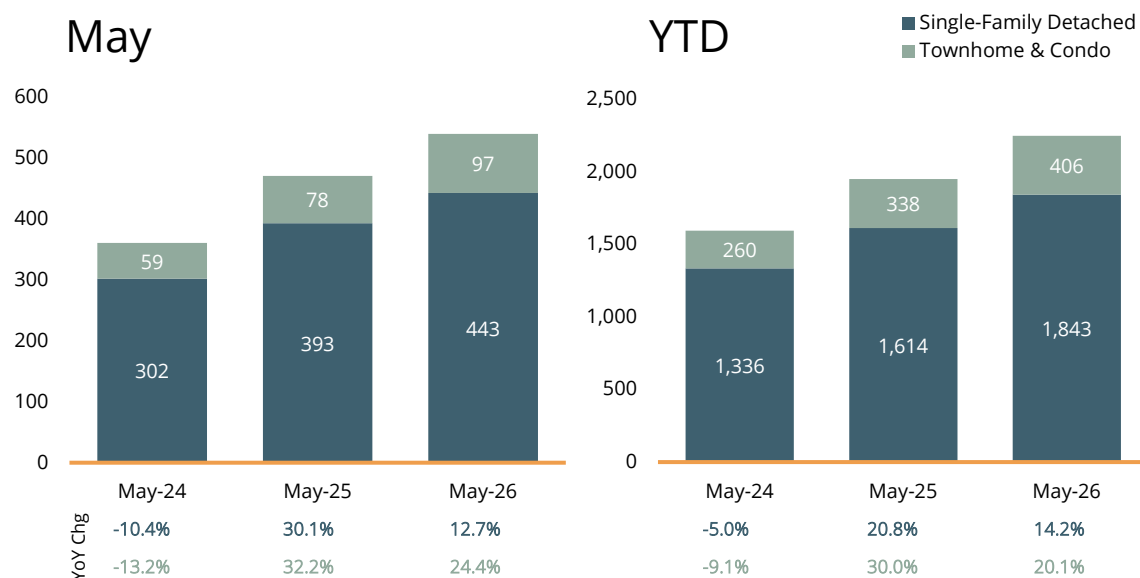
Pending Sales



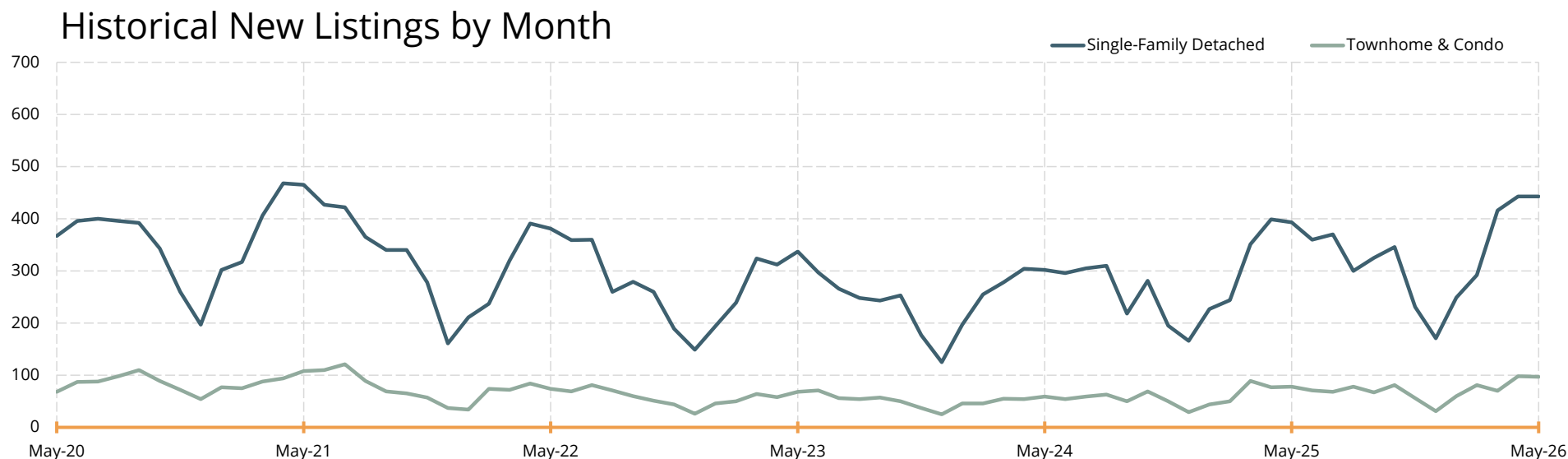
Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Jun-25	252	20.0%	45	7.1%
Jul-25	211	17.9%	28	3.7%
Aug-25	209	-0.9%	51	24.4%
Sep-25	234	19.4%	53	29.3%
Oct-25	209	1.5%	41	-14.6%
Nov-25	169	10.5%	28	-22.2%
Dec-25	153	15.0%	38	72.7%
Jan-26	172	19.4%	30	15.4%
Feb-26	183	16.6%	29	-12.1%
Mar-26	247	6.0%	48	20.0%
Apr-26	272	13.8%	52	33.3%
May-26	294	28.9%	59	15.7%
12-month Avg	217	13.8%	42	12.6%



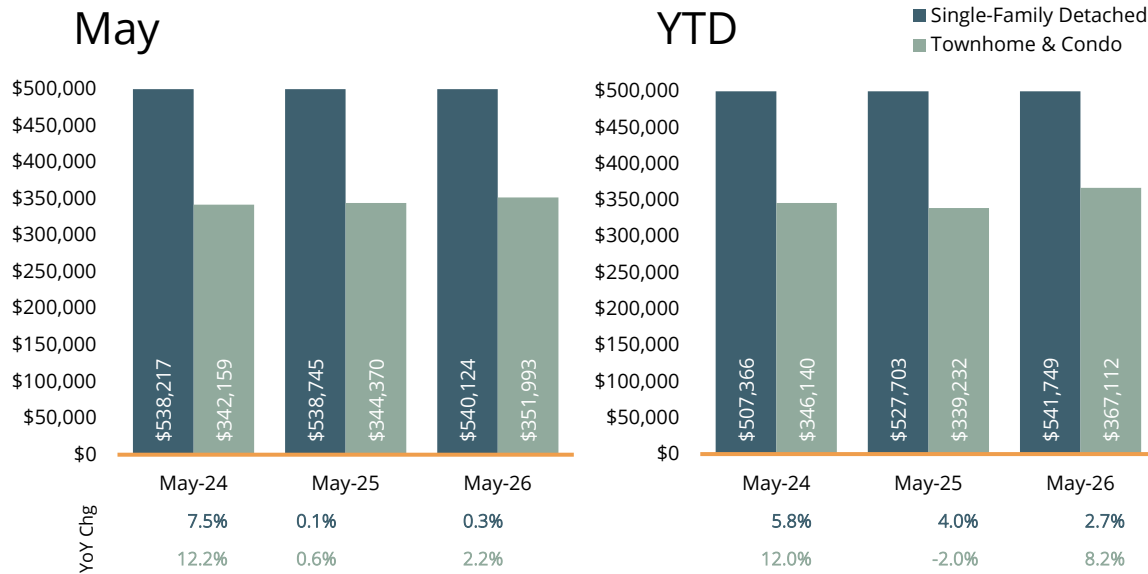
New Listings



Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
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%
Feb-26	292	19.7%	81	62.0%
Mar-26	416	18.5%	70	-21.3%
Apr-26	443	11.0%	98	27.3%
May-26	443	12.7%	97	24.4%
12-month Avg	329	16.6%	72	20.5%

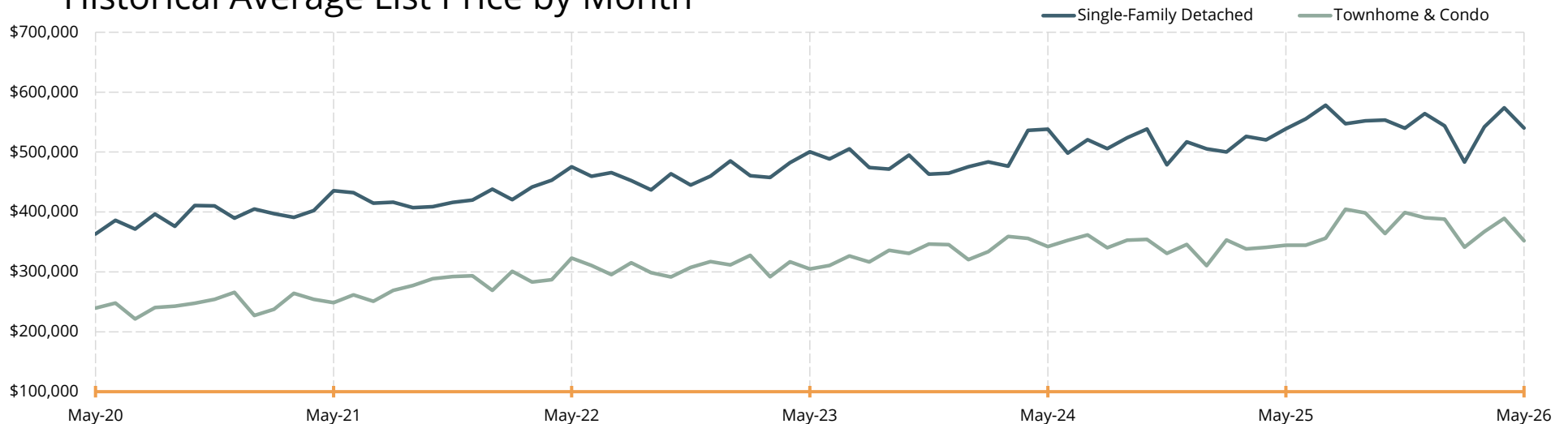


Average List Price

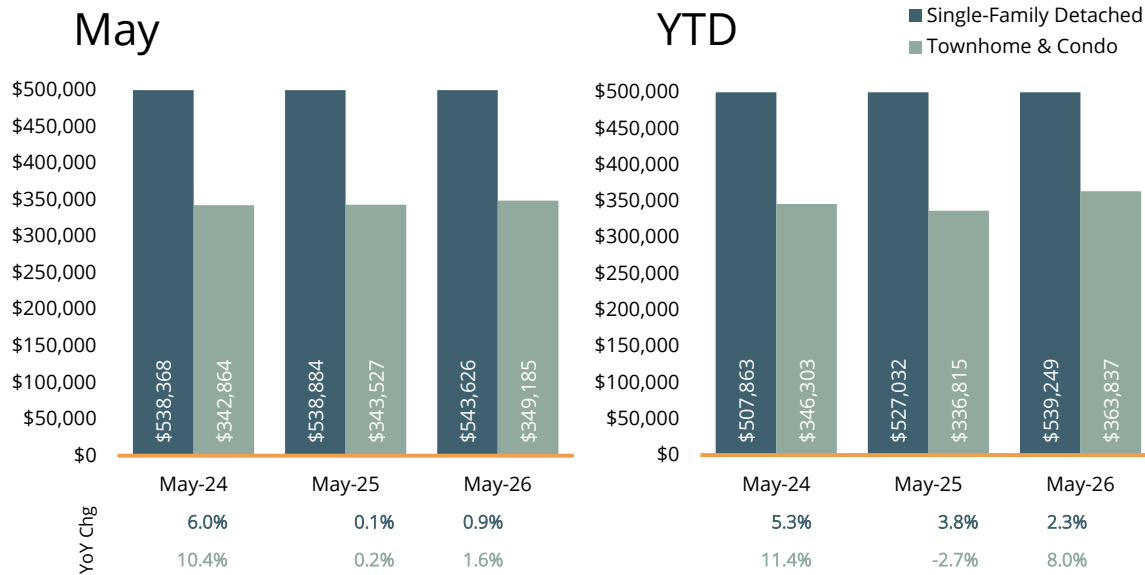


Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Jun-25	\$555,413	11.5%	\$344,370	-2.4%
Jul-25	\$578,227	11.0%	\$356,279	-1.5%
Aug-25	\$547,379	8.3%	\$404,529	18.9%
Sep-25	\$552,173	5.4%	\$398,532	13.0%
Oct-25	\$553,502	2.8%	\$364,076	2.8%
Nov-25	\$539,872	12.8%	\$399,240	20.6%
Dec-25	\$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%
May-26	\$540,124	0.3%	\$351,993	2.2%
12-month Avg	\$547,806	6.5%	\$374,604	9.0%

Historical Average List Price by Month

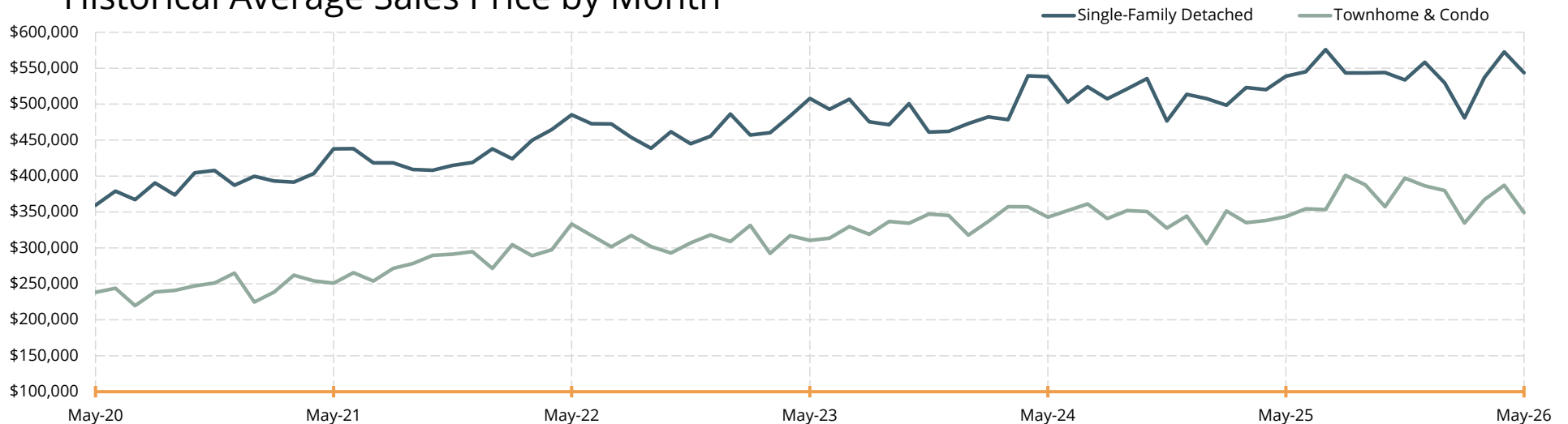


Average Sales Price

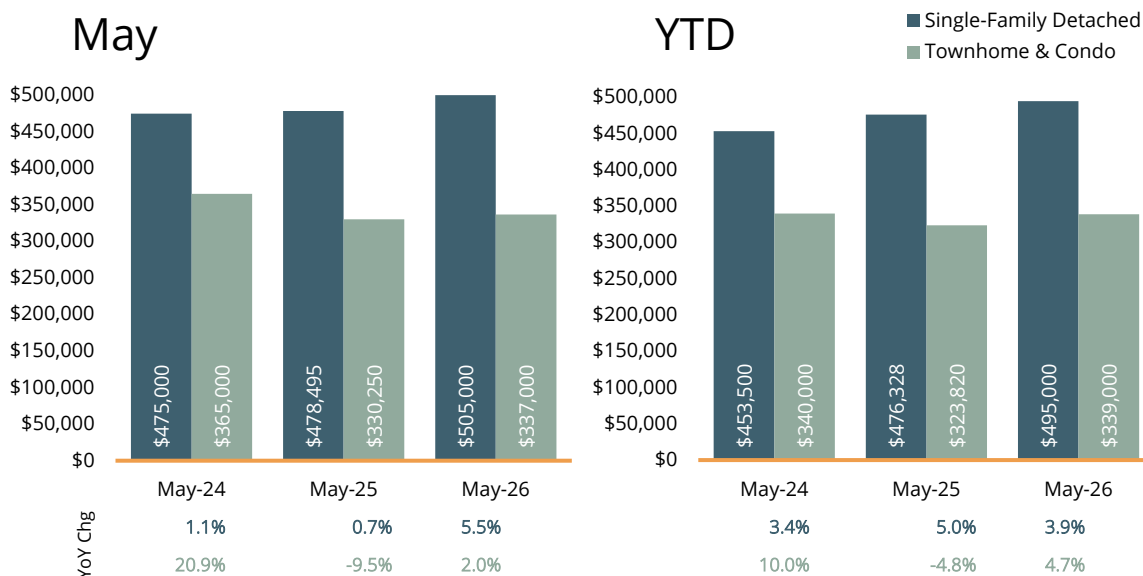


Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Jun-25	\$545,072	8.4%	\$354,415	0.7%
Jul-25	\$575,845	9.8%	\$353,416	-2.1%
Aug-25	\$543,408	7.1%	\$400,881	17.6%
Sep-25	\$543,400	4.3%	\$387,676	10.2%
Oct-25	\$543,832	1.6%	\$357,248	1.9%
Nov-25	\$533,567	12.0%	\$397,225	21.3%
Dec-25	\$558,311	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%
May-26	\$543,626	0.9%	\$349,185	1.6%
12-month Avg	\$542,272	5.5%	\$371,272	8.6%

Historical Average Sales Price by Month

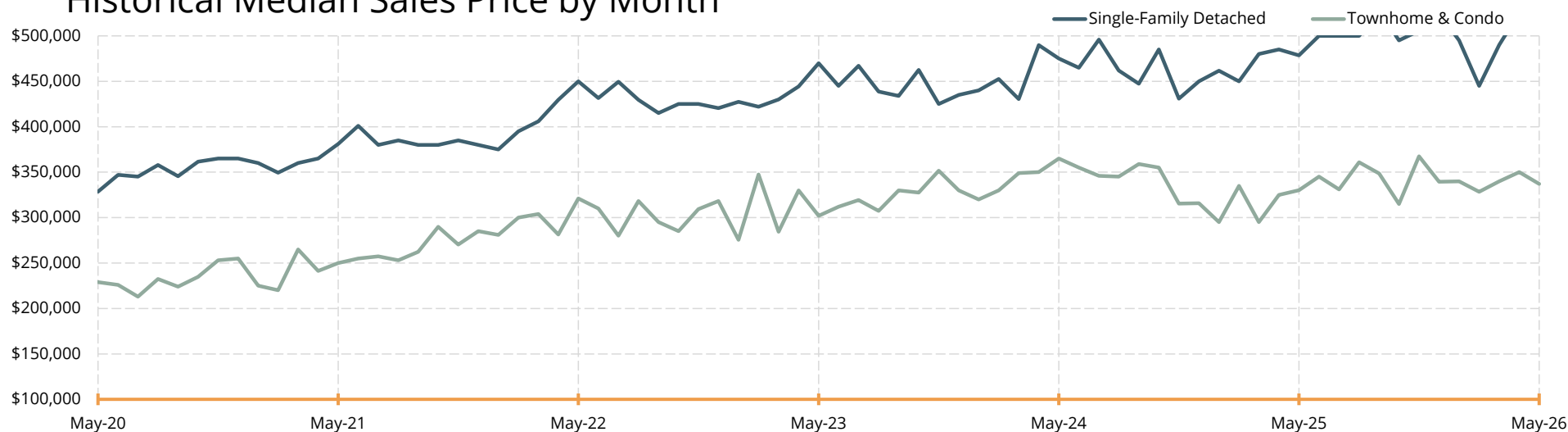


Median Sales Price

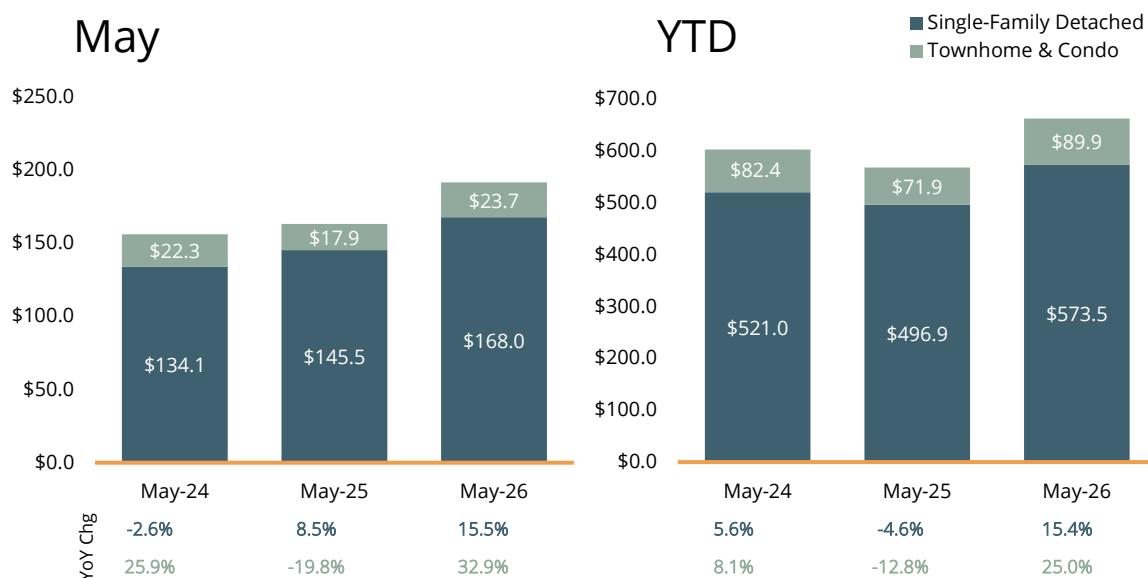


Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Jun-25	\$499,999	7.5%	\$345,000	-2.8%
Jul-25	\$499,950	0.8%	\$331,000	-4.3%
Aug-25	\$500,000	8.3%	\$361,000	4.6%
Sep-25	\$528,000	18.0%	\$348,500	-2.9%
Oct-25	\$495,000	2.1%	\$315,000	-11.3%
Nov-25	\$505,540	17.3%	\$367,450	16.5%
Dec-25	\$525,000	16.7%	\$339,500	7.5%
Jan-26	\$495,000	7.2%	\$340,000	15.2%
Feb-26	\$444,990	-1.1%	\$328,500	-1.9%
Mar-26	\$490,000	2.1%	\$340,000	15.3%
Apr-26	\$525,495	8.3%	\$350,000	7.7%
May-26	\$505,000	5.5%	\$337,000	2.0%
12-month Avg	\$501,165	7.6%	\$341,913	3.3%

Historical Median Sales Price by Month

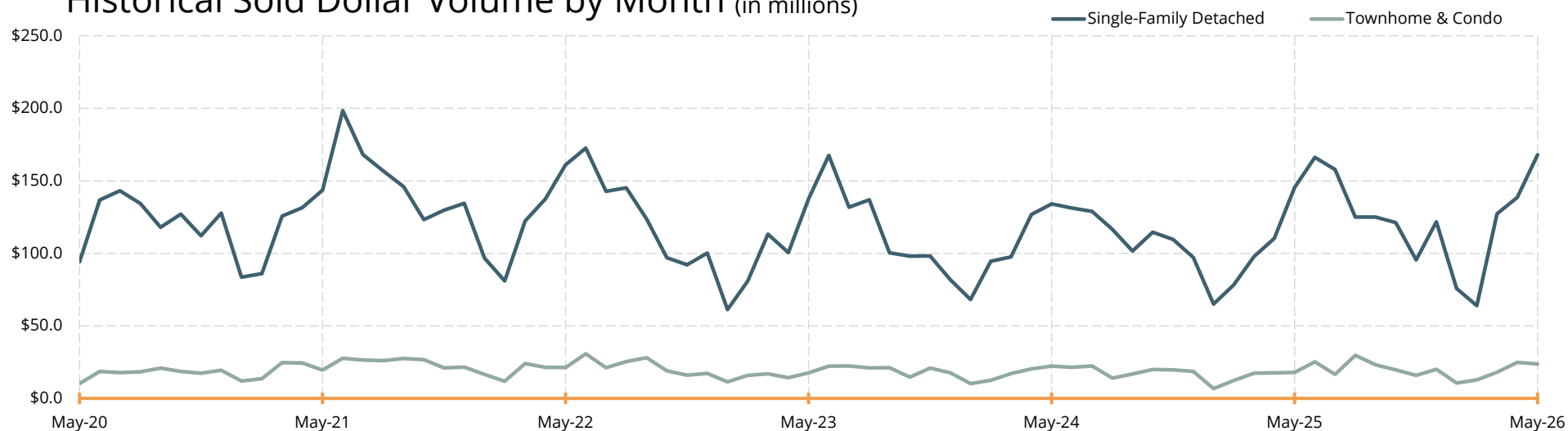


Sold Dollar Volume (in millions)

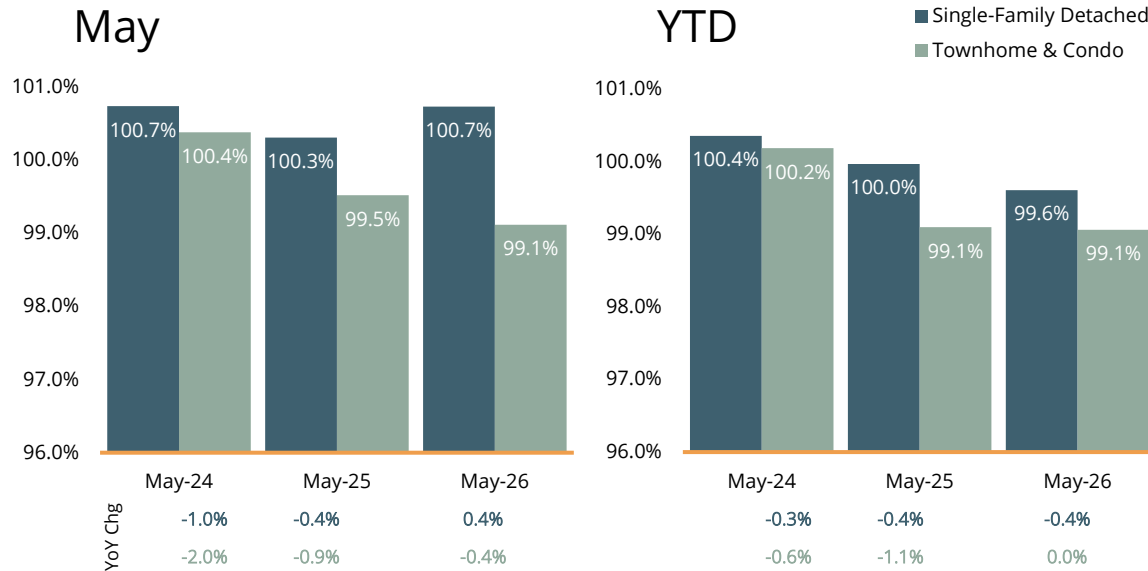


Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Jun-25	\$166.2	26.7%	\$25.2	17.2%
Jul-25	\$157.8	22.4%	\$16.6	-25.8%
Aug-25	\$125.0	7.1%	\$29.7	112.3%
Sep-25	\$125.0	23.0%	\$23.3	37.7%
Oct-25	\$121.3	5.8%	\$19.6	-1.7%
Nov-25	\$95.5	-12.9%	\$15.9	-19.1%
Dec-25	\$121.7	25.3%	\$20.1	8.1%
Jan-26	\$75.7	16.5%	\$10.6	58.1%
Feb-26	\$64.0	-18.3%	\$12.7	3.4%
Mar-26	\$127.3	30.1%	\$18.0	3.2%
Apr-26	\$138.6	25.7%	\$24.8	40.9%
May-26	\$168.0	15.5%	\$23.7	32.9%
12-month Avg	\$123.8	14.6%	\$20.0	17.3%

Historical Sold Dollar Volume by Month (in millions)

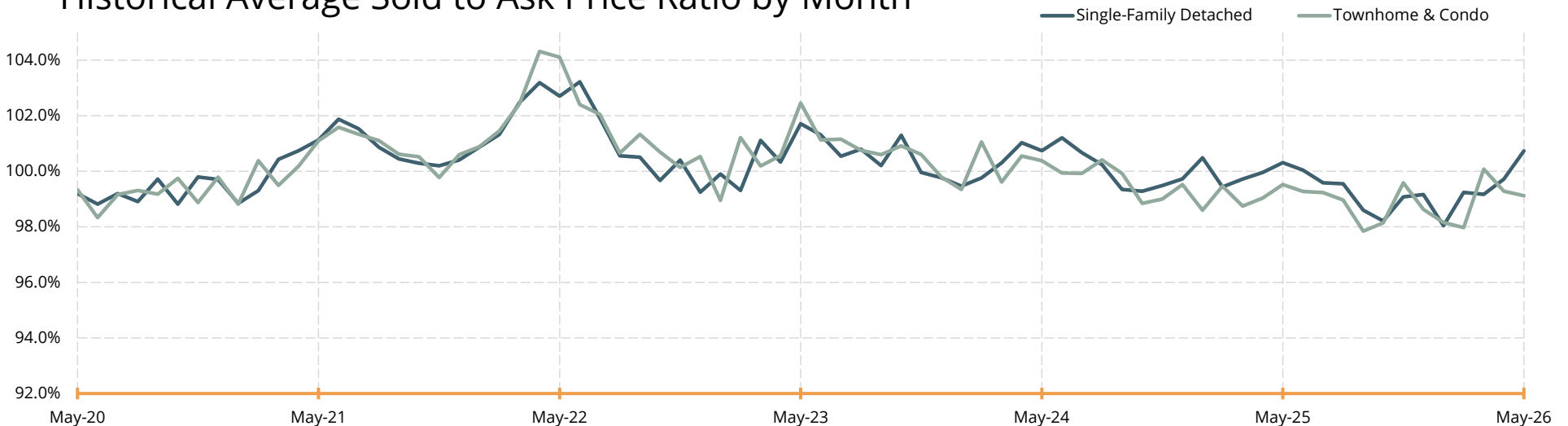


Average Sold to Ask Price Ratio

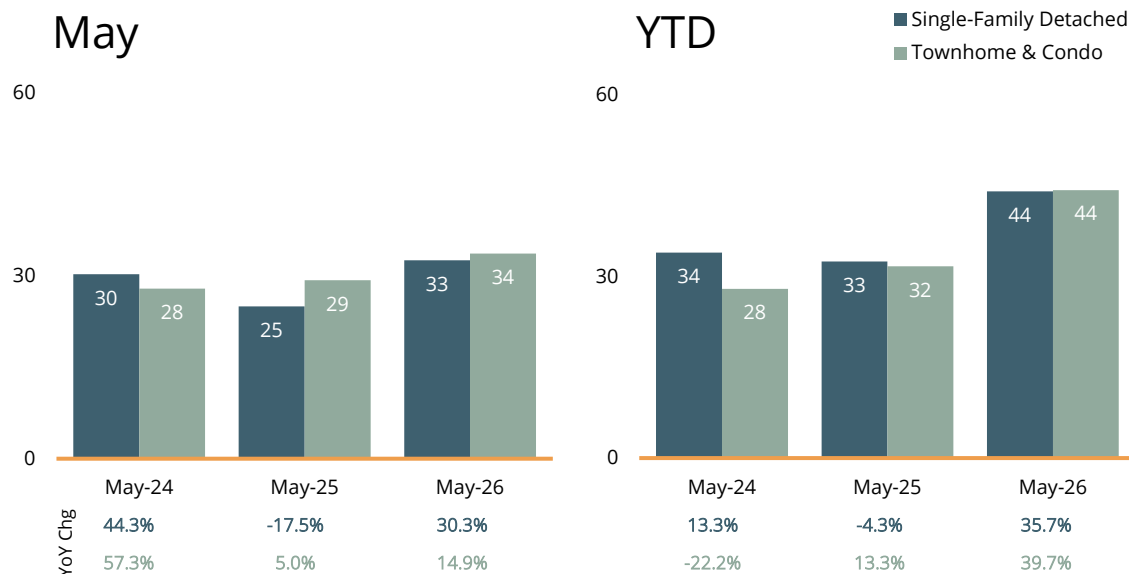


Month	Single-Family Detached		Townhomes & Condos	
	Detached	YoY Chg	Condos	YoY Chg
Jun-25	100.0%	-1.2%	99.3%	-0.7%
Jul-25	99.6%	-1.1%	99.2%	-0.7%
Aug-25	99.6%	-0.7%	99.0%	-1.4%
Sep-25	98.6%	-0.8%	97.8%	-2.1%
Oct-25	98.2%	-1.1%	98.1%	-0.7%
Nov-25	99.1%	-0.4%	99.6%	0.6%
Dec-25	99.2%	-0.6%	98.6%	-0.9%
Jan-26	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%
May-26	100.7%	0.4%	99.1%	-0.4%
12-month Avg	99.3%	-0.7%	98.9%	-0.6%

Historical Average Sold to Ask Price Ratio by Month

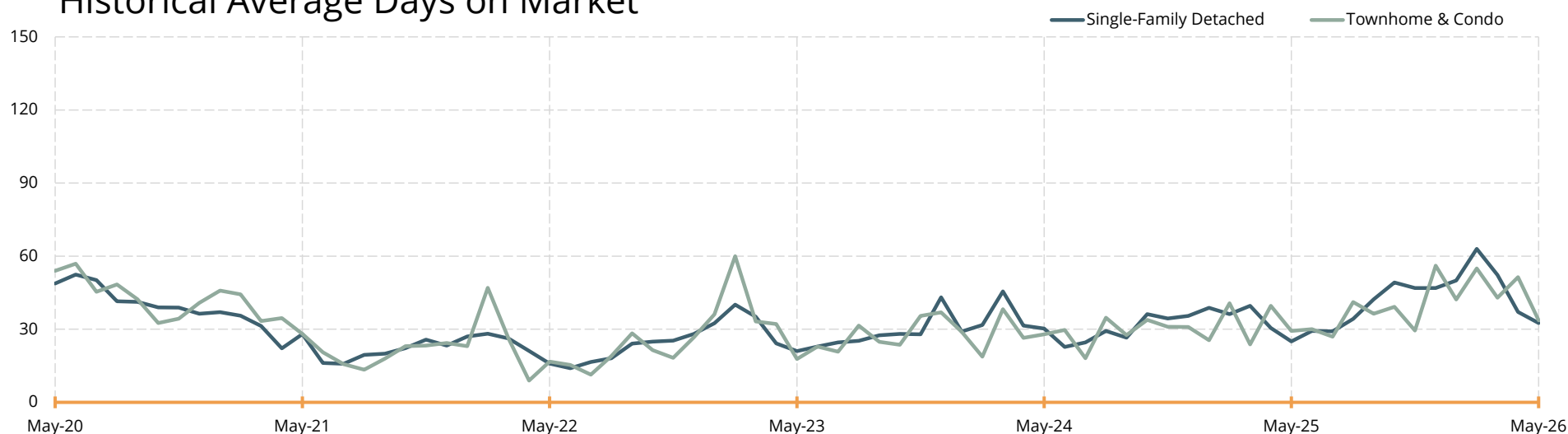


Average Days on Market

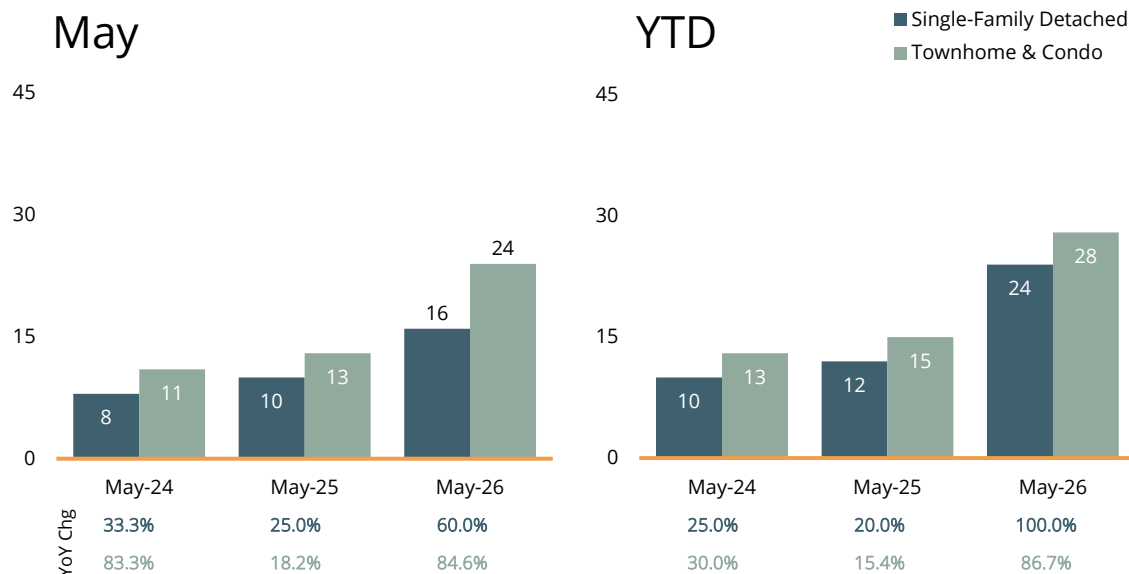


Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Jun-25	29	29.1%	30	1.3%
Jul-25	29	18.7%	27	49.1%
Aug-25	34	17.1%	41	18.4%
Sep-25	42	59.4%	36	31.8%
Oct-25	49	35.9%	39	15.9%
Nov-25	47	36.3%	29	-5.1%
Dec-25	47	32.1%	56	81.1%
Jan-26	50	28.7%	42	65.5%
Feb-26	63	74.2%	55	35.1%
Mar-26	52	31.9%	43	80.3%
Apr-26	37	21.7%	51	29.9%
May-26	33	30.3%	34	14.9%
12-month Avg	43	35.3%	40	32.8%

Historical Average Days on Market

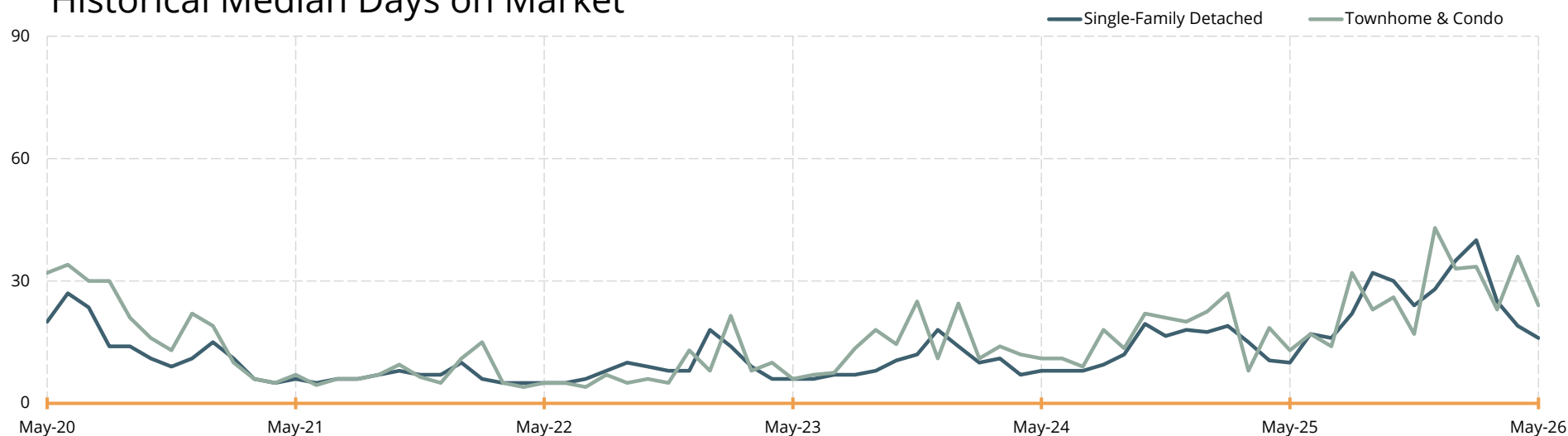


Median Days on Market



Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
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%
May-26	16	60.0%	24	84.6%
12-month Avg	25	85.9%	27	58.0%

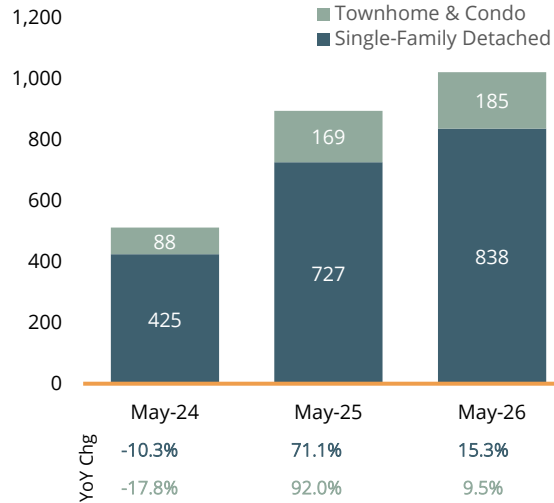
Historical Median Days on Market



Active Listings

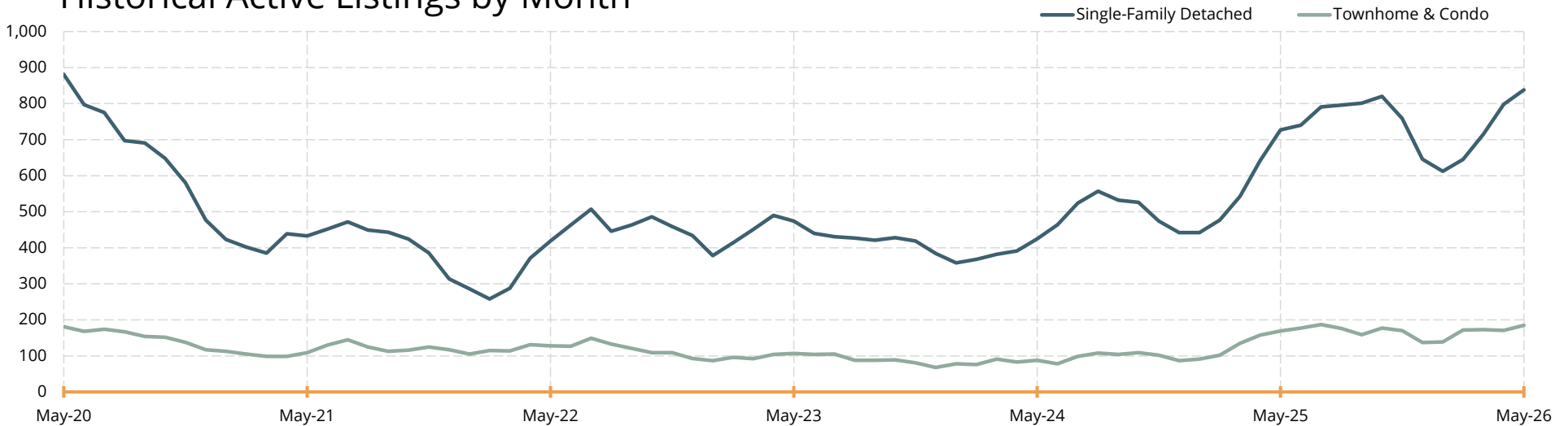


May



Month	Single-Family Detached		Townhomes & Condos	
	Detached	YoY Chg	Condos	YoY Chg
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%
May-26	838	15.3%	185	9.5%
12-month Avg	747	41.1%	169	50.7%

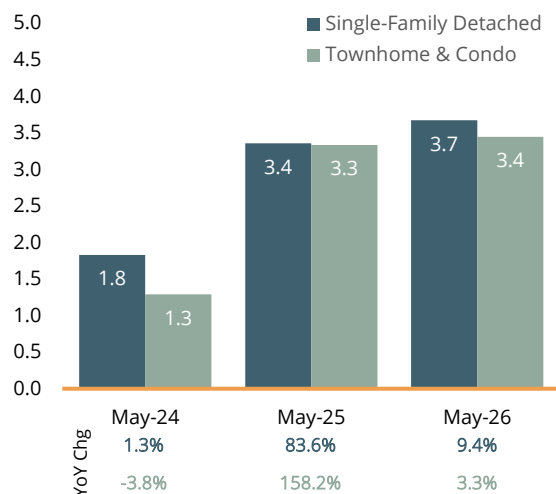
Historical Active Listings by Month



Months of Supply

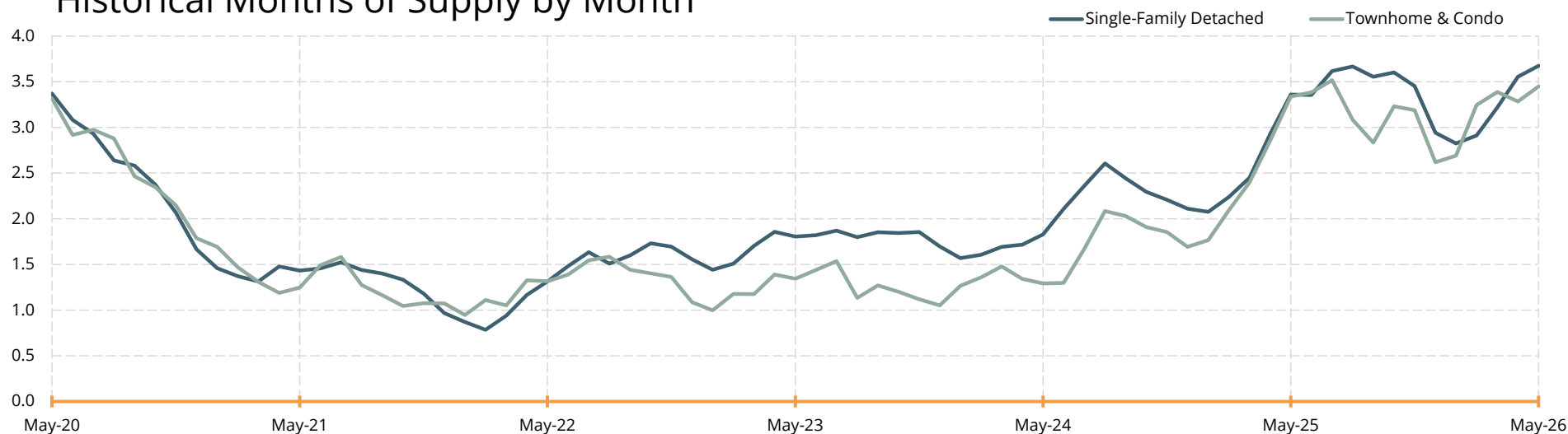


May



Month	Single-Family		Townhomes &	
	Detached	YoY Chg	Condos	YoY Chg
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	3.6	21.4%	3.3	15.0%
May-26	3.7	9.4%	3.4	3.3%
12-month Avg	3.4	38.3%	3.2	51.7%

Historical Months of Supply by Month



Area Overview - Total Market



Geography	New Listings			Sales			Average Sales Price			Median Sales Price			Active Listings			Months Supply		
	May-25	May-26	% chg	May-25	May-26	% chg	May-25	May-26	% chg	May-25	May-26	% chg	May-25	May-26	% chg	May-25	May-26	% chg
James City County	216	253	17.1%	161	166	3.1%	\$523,486	\$518,640	-0.9%	\$475,000	\$500,500	5.4%	434	509	17.3%	3.5	3.9	12.9%
Williamsburg	25	35	40.0%	23	25	8.7%	\$522,630	\$445,024	-14.8%	\$400,000	\$441,750	10.4%	70	59	-15.7%	4.5	3.7	-17.9%
York County	148	136	-8.1%	84	127	51.2%	\$473,996	\$508,451	7.3%	\$450,738	\$469,000	4.1%	221	230	4.1%	2.4	2.6	7.8%
New Kent County	77	112	45.5%	42	53	26.2%	\$477,319	\$525,028	10.0%	\$457,345	\$449,000	-1.8%	164	213	29.9%	4.4	4.7	6.9%
Charles City County	5	4	-20.0%	12	6	-50.0%	\$599,775	\$350,918	-41.5%	\$349,900	\$340,503	-2.7%	7	12	71.4%	2.0	2.9	46.7%

Area Overview - Total Market YTD



Geography	New Listings YTD			Sales YTD			Average Sales Price TYD			Median Sales Price TYD			Active Listings YTD		
	May-25	May-26	% chg	May-25	May-26	% chg	May-25	May-26	% chg	May-25	May-26	% chg	May-25	May-26	% chg
James City County	964	1,056	9.5%	544	600	10.3%	\$510,486	\$534,852	4.8%	\$462,500	\$490,000	5.9%	434	509	17.3%
Williamsburg	135	141	4.4%	70	74	5.7%	\$456,939	\$466,239	2.0%	\$392,495	\$417,000	6.2%	70	59	-15.7%
York County	482	578	19.9%	351	404	15.1%	\$483,907	\$474,829	-1.9%	\$450,000	\$450,000	0.0%	221	230	4.1%
New Kent County	346	438	26.6%	183	210	14.8%	\$460,869	\$513,293	11.4%	\$430,158	\$452,660	5.2%	164	213	29.9%
Charles City County	25	36	44.0%	19	23	21.1%	\$608,504	\$386,348	-36.5%	\$344,450	\$321,005	-6.8%	7	12	71.4%

Area Overview - Single Family Detached Market



Geography	New Listings			Sales			Average Sales Price			Median Sales Price			Active Listings			Months Supply		
	May-25	May-26	% chg	May-25	May-26	% chg	May-25	May-26	% chg	May-25	May-26	% chg	May-25	May-26	% chg	May-25	May-26	% chg
James City County	174	199	14.4%	134	134	0.0%	\$560,687	\$551,956	-1.6%	\$539,900	\$532,500	-1.4%	330	392	18.8%	3.4	3.9	14.8%
Williamsburg	17	26	52.9%	18	18	0.0%	\$565,027	\$494,022	-12.6%	\$404,500	\$450,000	11.2%	42	36	-14.3%	4.4	3.4	-22.9%
York County	123	112	-8.9%	68	104	52.9%	\$505,335	\$550,438	8.9%	\$472,500	\$518,628	9.8%	193	196	1.6%	2.6	2.8	8.7%
New Kent County	74	102	37.8%	38	47	23.7%	\$490,421	\$548,404	11.8%	\$470,695	\$470,951	0.1%	155	202	30.3%	4.6	4.8	4.7%
Charles City County	5	4	-20.0%	12	6	-50.0%	\$599,775	\$350,918	-41.5%	\$349,900	\$340,503	-2.7%	7	12	71.4%	2.0	2.9	46.7%

Area Overview - Single Family Detached Market YTD



Geography	New Listings YTD			Sales YTD			Average Sales Price YTD			Median Sales Price YTD			Active Listings YTD		
	May-25	May-26	% chg	May-25	May-26	% chg	May-25	May-26	% chg	May-25	May-26	% chg	May-25	May-26	% chg
James City County	775	824	6.3%	432	470	8.8%	\$551,354	\$575,226	4.3%	\$510,000	\$525,000	2.9%	330	392	18.8%
Williamsburg	91	87	-4.4%	48	46	-4.2%	\$527,672	\$520,988	-1.3%	\$437,750	\$452,300	3.3%	42	36	-14.3%
York County	404	485	20.0%	292	327	12.0%	\$513,249	\$510,537	-0.5%	\$482,403	\$495,000	2.6%	193	196	1.6%
New Kent County	319	411	28.8%	163	198	21.5%	\$477,879	\$523,876	9.6%	\$452,500	\$465,000	2.8%	155	202	30.3%
Charles City County	25	36	44.0%	19	23	21.1%	\$608,504	\$386,348	-36.5%	\$344,450	\$321,005	-6.8%	7	12	71.4%

Area Overview - Townhome & Condo Market



Geography	New Listings			Sales			Average Sales Price			Median Sales Price			Active Listings			Months Supply		
	May-25	May-26	% chg	May-25	May-26	% chg	May-25	May-26	% chg	May-25	May-26	% chg	May-25	May-26	% chg	May-25	May-26	% chg
James City County	42	54	28.6%	27	32	18.5%	\$338,857	\$379,128	11.9%	\$350,000	\$362,500	3.6%	104	117	12.5%	3.9	4.2	6.0%
Williamsburg	8	9	12.5%	5	7	40.0%	\$369,998	\$319,029	-13.8%	\$305,000	\$319,900	4.9%	28	23	-17.9%	4.6	4.2	-8.4%
York County	25	24	-4.0%	16	23	43.8%	\$340,806	\$318,600	-6.5%	\$316,750	\$333,000	5.1%	28	34	21.4%	1.9	2.0	4.7%
New Kent County	3	10	233.3%	4	6	50.0%	\$352,845	\$341,917	-3.1%	\$346,220	\$327,500	-5.4%	9	11	22.2%	2.9	3.5	18.0%
Charles City County	0	0	n/a	0	0	n/a	\$0	\$0	n/a	\$0	\$0	n/a	0	0	n/a	0.0	0.0	n/a

Area Overview - Townhome & Condo Market YTD



Geography	New Listings YTD			Sales YTD			Average Sales Price YTD			Median Sales Price YTD			Active Listings YTD		
	May-25	May-26	% chg	May-25	May-26	% chg	May-25	May-26	% chg	May-25	May-26	% chg	May-25	May-26	% chg
James City County	189	232	22.8%	112	130	16.1%	\$349,612	\$388,883	11.2%	\$342,500	\$360,000	5.1%	104	117	12.5%
Williamsburg	44	54	22.7%	22	28	27.3%	\$309,045	\$374,339	21.1%	\$249,000	\$363,750	46.1%	28	23	-17.9%
York County	78	93	19.2%	59	77	30.5%	\$325,991	\$321,792	-1.3%	\$320,000	\$325,500	1.7%	28	34	21.4%
New Kent County	27	27	0.0%	20	12	-40.0%	\$327,221	\$337,792	3.2%	\$325,500	\$334,500	2.8%	9	11	22.2%
Charles City County	0	0	n/a	0	0	n/a	\$0	\$0	n/a	\$0	\$0	n/a	0	0	n/a



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Data and analysis provided by Virginia REALTORS® Research Team

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