



*James City County*  
*Home Sales Statistics*  
*2007 - 2009*

## James City County Quarterly Home Sales Statistics - 2009 vs. 2008

|                        | 2009                              |               | 2008                              |
|------------------------|-----------------------------------|---------------|-----------------------------------|
| <b>First Qtr:</b>      | 118                               |               | 166                               |
| <b>SOLD:</b>           | \$312,550 Avg<br>\$272,450 Median | <b>-29%</b>   | \$334,543 Avg<br>\$297,500 Median |
| <b>PENDINGS:</b>       | 159                               | <b>-24.6%</b> | 211                               |
| <b>Second Qtr:</b>     | 226                               |               | 287                               |
| <b>SOLD:</b>           | \$311,440 Avg<br>\$275,000 Median | <b>-21.3%</b> | \$358,154 Avg<br>\$322,425 Median |
| <b>PENDINGS:</b>       | 273                               | <b>+16.2%</b> | 235                               |
| <b>Third Qtr:</b>      | 236                               |               | 219                               |
| <b>SOLD:</b>           | \$289,373 Avg<br>\$266,725 Median | <b>+7.8%</b>  | \$327,526 Avg<br>\$294,625 Median |
| <b>PENDINGS:</b>       | 218                               | <b>+18.5%</b> | 184                               |
| <b>Fourth Quarter:</b> | 198                               |               | 115                               |
| <b>SOLD:</b>           | \$288,747 Avg<br>\$248,933 Median | <b>+72.2%</b> | \$322,878 Avg<br>\$299,475 Median |
| <b>PENDINGS:</b>       | 139                               | <b>+35%</b>   | 103                               |

**JCC Units Sold, Average Sold Price & DOM**

|                                      | <b>2007</b>      | <b>2008</b>      | <b>%Difference<br/>2007 vs. 2008</b> | <b>2009</b>      | <b>%Difference<br/>2008 vs.<br/>2009</b> |
|--------------------------------------|------------------|------------------|--------------------------------------|------------------|--|
| <b>Single Family<br/>Units Sold:</b> | <b>814</b>       | <b>571</b>       | <b>-29.85%</b>                       | <b>575</b>       | <b>+7%</b>                               |
| <b>Condo/TH<br/>Units Sold:</b>      | <b>287</b>       | <b>216</b>       | <b>-24.74%</b>                       | <b>209</b>       | <b>-3.2%</b>                             |
| <b>Total Units<br/>Sold:</b>         | <b>1,101</b>     | <b>787</b>       | <b>-28.52%</b>                       | <b>784</b>       | <b>-.38%</b>                             |
| <b>Single Family<br/>Sold Price:</b> | <b>\$412,524</b> | <b>\$403,365</b> | <b>-2.22%</b>                        | <b>\$365,597</b> | <b>-9.4%</b>                             |
| <b>Condo/TH Sold<br/>Price:</b>      | <b>\$255,665</b> | <b>\$273,811</b> | <b>+7.1%</b>                         | <b>\$232,796</b> | <b>-15%</b>                              |
| <b>Total Avg. Sold<br/>Price:</b>    | <b>\$371,636</b> | <b>\$367,779</b> | <b>-1%</b>                           | <b>\$330,196</b> | <b>-10.2%</b>                            |
| <b>Single Family<br/>Avg. DOM:</b>   | <b>102</b>       | <b>136</b>       | <b>+33%</b>                          | <b>122</b>       | <b>-10.3%</b>                            |
| <b>Condo/TH Avg.<br/>DOM:</b>        | <b>74</b>        | <b>128</b>       | <b>+73%</b>                          | <b>183</b>       | <b>+43%</b>                              |
| <b>Total Avg.<br/>DOM:</b>           | <b>88</b>        | <b>132</b>       | <b>+50%</b>                          | <b>152</b>       | <b>+15.1%</b>                            |

**JCC New Listings and Average Price of New Listings**  
**2007 - 2009 Comparison**

|   | <b>2007</b>      | <b>2008</b>      | <b>%Difference<br/>2007 vs. 2008</b> | <b>2009</b>      | <b>%Difference<br/>2008 vs. 2009</b> |
|---|------------------|------------------|--------------------------------------|------------------|--------------------------------------|
| <b>Single Family<br/>Units New<br/>Listings:</b>      | <b>1,675</b>     | <b>1,386</b>     | <b>-17.25%</b>                       | <b>1,304</b>     | <b>-5.9%</b>                         |
| <b>Condo/TH<br/>Units New<br/>Listings:</b>           | <b>521</b>       | <b>447</b>       | <b>-14.2%</b>                        | <b>425</b>       | <b>-4.9%</b>                         |
| <b>Total New<br/>Listings:</b>                        | <b>2,196</b>     | <b>1,833</b>     | <b>-16.53%</b>                       | <b>1,729</b>     | <b>-5.7%</b>                         |
| <b>Single Family<br/>New Listings<br/>Avg. Price:</b> | <b>\$491,523</b> | <b>\$482,642</b> | <b>-1.8%</b>                         | <b>\$466,502</b> | <b>-3.3%</b>                         |
| <b>Condo/TH<br/>New Listings<br/>Avg. Price:</b>      | <b>\$278,912</b> | <b>\$289,211</b> | <b>+3.7%</b>                         | <b>\$266,051</b> | <b>-8%</b>                           |
| <b>Total New<br/>Listings Avg.<br/>Price:</b>         | <b>\$441,059</b> | <b>\$435,153</b> | <b>-1.3%</b>                         | <b>\$417,231</b> | <b>-4.1%</b>                         |

**Single Family "Detached"**  
**Price Range Statistics - 2009**

| <b>Price Range</b>           | <b>Active Listings*</b> | <b>Sold Listings</b> | <b>Avg. DOM</b> |
|------------------------------|-------------------------|----------------------|-----------------|
| <b>\$0 - \$199,999</b>       | <b>22</b>               | <b>57</b>            | <b>63</b>       |
| <b>\$200,000 - \$299,999</b> | <b>105</b>              | <b>179</b>           | <b>104</b>      |
| <b>\$300,000 - \$399,999</b> | <b>107</b>              | <b>164</b>           | <b>70</b>       |
| <b>\$400,000 - \$499,999</b> | <b>84</b>               | <b>76</b>            | <b>171</b>      |
| <b>\$500,000 - \$599,999</b> | <b>56</b>               | <b>52</b>            | <b>147</b>      |
| <b>\$600,000 - \$699,999</b> | <b>38</b>               | <b>24</b>            | <b>174</b>      |
| <b>\$700,000 - \$799,999</b> | <b>21</b>               | <b>11</b>            | <b>213</b>      |
| <b>\$800,000 - \$899,999</b> | <b>15</b>               | <b>5</b>             | <b>158</b>      |
| <b>\$900,000 - \$999,999</b> | <b>11</b>               | <b>2</b>             | <b>198</b>      |
| <b>\$1,000,000+</b>          | <b>43</b>               | <b>5</b>             | <b>60</b>       |

\*Represents Active Listings between 1.1.2009 & 12.31.2009 only

**Single Family "Attached"**  
**Price Range Statistics - 2009**

| <b>Price Range</b>           | <b>Active Listings*</b> | <b>Sold Listings</b> | <b>Avg. DOM</b> |
|------------------------------|-------------------------|----------------------|-----------------|
| <b>\$0 - \$199,999</b>       | <b>64</b>               | <b>85</b>            | <b>112</b>      |
| <b>\$200,000 - \$299,999</b> | <b>69</b>               | <b>91</b>            | <b>200</b>      |
| <b>\$300,000 - \$399,999</b> | <b>31</b>               | <b>23</b>            | <b>309</b>      |
| <b>\$400,000 - \$499,999</b> | <b>24</b>               | <b>6</b>             | <b>558</b>      |
| <b>\$500,000 - \$599,999</b> | <b>4</b>                | <b>2</b>             | <b>91</b>       |
| <b>\$600,000 - \$699,999</b> | <b>3</b>                | <b>0</b>             | <b>0</b>        |
| <b>\$700,000 - \$799,999</b> | <b>0</b>                | <b>1</b>             | <b>270</b>      |
| <b>\$800,000 - \$899,999</b> | <b>0</b>                | <b>1</b>             | <b>211</b>      |
| <b>\$900,000 - \$999,999</b> | <b>1</b>                | <b>0</b>             | <b>0</b>        |
| <b>\$1,000,000+</b>          | <b>2</b>                | <b>0</b>             | <b>0</b>        |

\*Represents Active Listings between 1.1.2009  
& 12.31.2009 only