

Local Market Update – May 2020

A Research Tool Provided by Central Virginia Regional MLS.



King William County

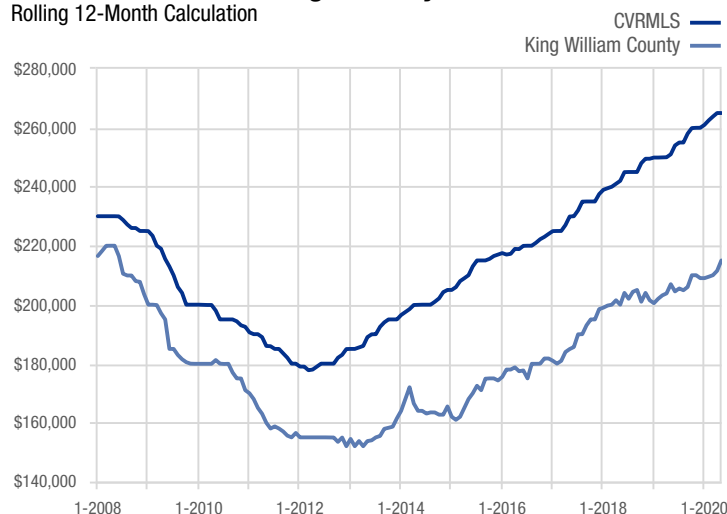
Single Family	May			Year to Date		
Key Metrics	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	32	38	+ 18.8%	152	184	+ 21.1%
Pending Sales	24	31	+ 29.2%	109	137	+ 25.7%
Closed Sales	20	21	+ 5.0%	85	100	+ 17.6%
Days on Market Until Sale	54	41	- 24.1%	63	45	- 28.6%
Median Sales Price*	\$196,500	\$262,500	+ 33.6%	\$207,250	\$224,250	+ 8.2%
Average Sales Price*	\$238,625	\$275,434	+ 15.4%	\$227,185	\$243,648	+ 7.2%
Percent of Original List Price Received*	96.6%	99.0%	+ 2.5%	97.5%	98.4%	+ 0.9%
Inventory of Homes for Sale	73	74	+ 1.4%	—	—	—
Months Supply of Inventory	3.4	3.1	- 8.8%	—	—	—

Condo/Town	May			Year to Date		
Key Metrics	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	1	2	+ 100.0%	10	17	+ 70.0%
Pending Sales	1	2	+ 100.0%	10	14	+ 40.0%
Closed Sales	5	5	0.0%	12	12	0.0%
Days on Market Until Sale	22	20	- 9.1%	58	74	+ 27.6%
Median Sales Price*	\$249,271	\$246,526	- 1.1%	\$240,087	\$220,475	- 8.2%
Average Sales Price*	\$250,204	\$234,942	- 6.1%	\$225,783	\$218,972	- 3.0%
Percent of Original List Price Received*	103.3%	99.3%	- 3.9%	101.8%	98.0%	- 3.7%
Inventory of Homes for Sale	4	10	+ 150.0%	—	—	—
Months Supply of Inventory	1.7	4.6	+ 170.6%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

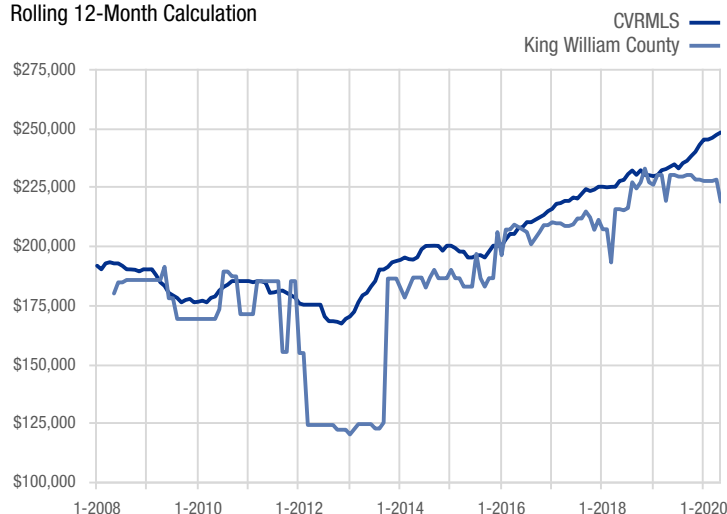
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Condo/Town

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.