

Local Market Update – May 2020

A Research Tool Provided by Central Virginia Regional MLS.



Williamsburg City

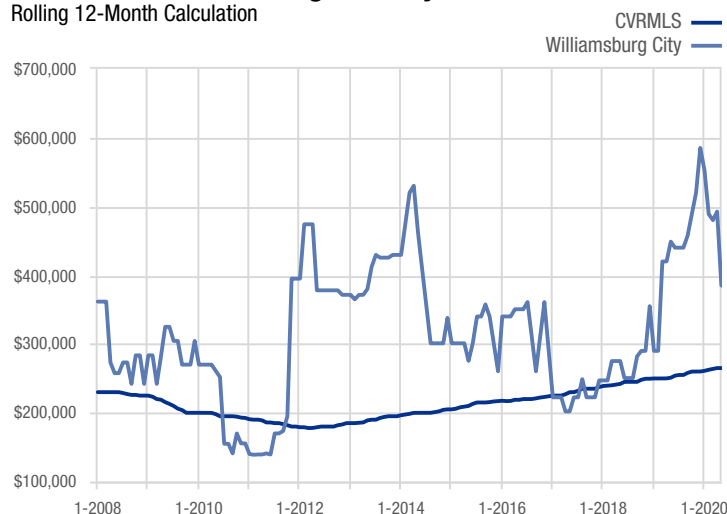
Single Family	May			Year to Date		
Key Metrics	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	2	1	- 50.0%	11	9	- 18.2%
Pending Sales	1	0	- 100.0%	10	7	- 30.0%
Closed Sales	5	2	- 60.0%	9	9	0.0%
Days on Market Until Sale	132	30	- 77.3%	86	58	- 32.6%
Median Sales Price*	\$600,000	\$327,500	- 45.4%	\$457,600	\$315,000	- 31.2%
Average Sales Price*	\$569,980	\$327,500	- 42.5%	\$480,489	\$333,722	- 30.5%
Percent of Original List Price Received*	92.1%	116.4%	+ 26.4%	93.9%	100.8%	+ 7.3%
Inventory of Homes for Sale	7	6	- 14.3%	—	—	—
Months Supply of Inventory	3.5	2.8	- 20.0%	—	—	—

Condo/Town	May			Year to Date		
Key Metrics	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	2	2	0.0%	5	10	+ 100.0%
Pending Sales	0	2	—	1	8	+ 700.0%
Closed Sales	1	2	+ 100.0%	2	9	+ 350.0%
Days on Market Until Sale	3	39	+ 1,200.0%	7	70	+ 900.0%
Median Sales Price*	\$169,500	\$143,500	- 15.3%	\$198,250	\$211,000	+ 6.4%
Average Sales Price*	\$169,500	\$143,500	- 15.3%	\$198,250	\$185,878	- 6.2%
Percent of Original List Price Received*	99.7%	96.1%	- 3.6%	98.4%	97.2%	- 1.2%
Inventory of Homes for Sale	4	1	- 75.0%	—	—	—
Months Supply of Inventory	2.0	0.7	- 65.0%	—	—	—

* 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.

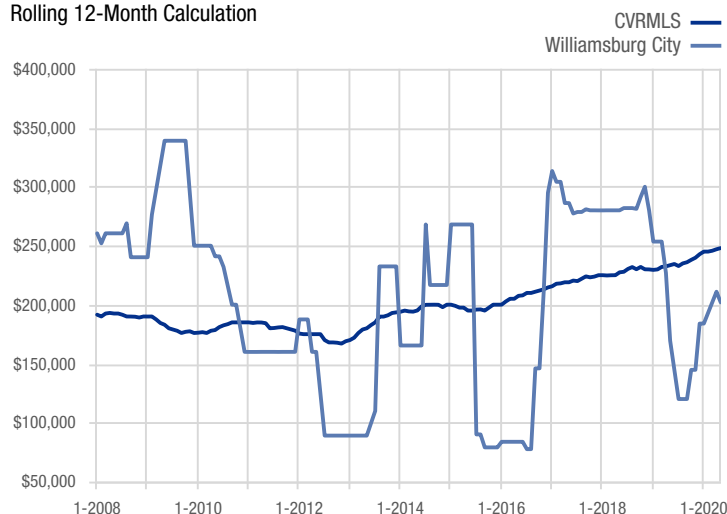
Median Sales Price - Single-Family

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.