

Local Market Update – June 2020

A Research Tool Provided by Central Virginia Regional MLS.



King William County

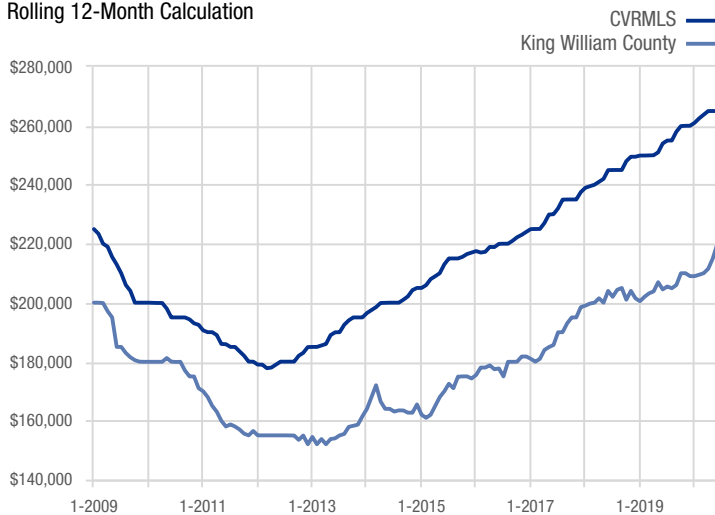
Single Family	June			Year to Date		
	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% Change
New Listings	42	26	- 38.1%	194	210	+ 8.2%
Pending Sales	24	34	+ 41.7%	133	170	+ 27.8%
Closed Sales	32	30	- 6.3%	117	132	+ 12.8%
Days on Market Until Sale	37	72	+ 94.6%	56	51	- 8.9%
Median Sales Price*	\$207,000	\$234,000	+ 13.0%	\$207,250	\$226,000	+ 9.0%
Average Sales Price*	\$222,018	\$243,174	+ 9.5%	\$225,760	\$243,090	+ 7.7%
Percent of Original List Price Received*	97.5%	97.4%	- 0.1%	97.5%	98.2%	+ 0.7%
Inventory of Homes for Sale	82	57	- 30.5%	—	—	—
Months Supply of Inventory	3.9	2.3	- 41.0%	—	—	—

Condo/Town	June			Year to Date		
	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% Change
New Listings	8	13	+ 62.5%	18	30	+ 66.7%
Pending Sales	2	7	+ 250.0%	12	20	+ 66.7%
Closed Sales	2	3	+ 50.0%	14	15	+ 7.1%
Days on Market Until Sale	91	90	- 1.1%	63	77	+ 22.2%
Median Sales Price*	\$191,800	\$190,000	- 0.9%	\$233,387	\$209,950	- 10.0%
Average Sales Price*	\$191,800	\$192,658	+ 0.4%	\$220,928	\$213,709	- 3.3%
Percent of Original List Price Received*	99.4%	97.3%	- 2.1%	101.4%	97.9%	- 3.5%
Inventory of Homes for Sale	9	14	+ 55.6%	—	—	—
Months Supply of Inventory	3.8	5.6	+ 47.4%	—	—	—

* 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.

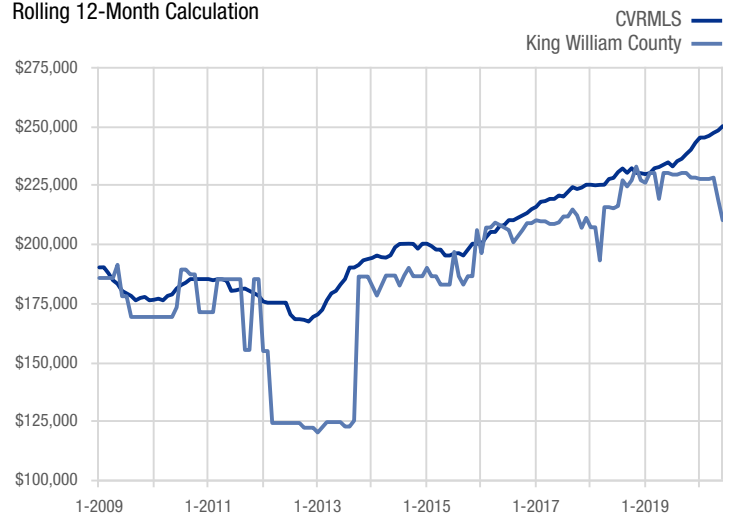
Median Sales Price - Single-Family

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.