

Local Market Update – June 2020

A Research Tool Provided by Central Virginia Regional MLS.



Williamsburg City

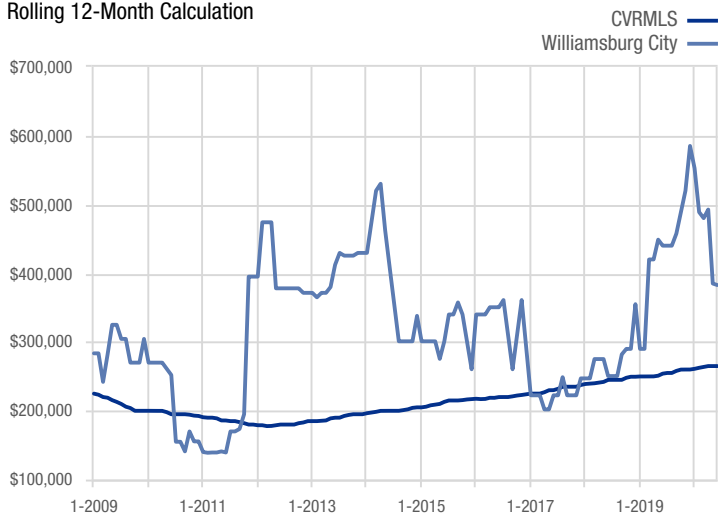
Single Family	June			Year to Date		
	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% Change
New Listings	3	1	- 66.7%	14	10	- 28.6%
Pending Sales	2	0	- 100.0%	12	7	- 41.7%
Closed Sales	3	0	- 100.0%	12	9	- 25.0%
Days on Market Until Sale	120	—	—	95	58	- 38.9%
Median Sales Price*	\$420,000	—	—	\$448,800	\$315,000	- 29.8%
Average Sales Price*	\$480,000	—	—	\$480,367	\$333,722	- 30.5%
Percent of Original List Price Received*	97.1%	—	—	94.7%	100.8%	+ 6.4%
Inventory of Homes for Sale	8	7	- 12.5%	—	—	—
Months Supply of Inventory	4.0	3.3	- 17.5%	—	—	—

Condo/Town	June			Year to Date		
	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% Change
New Listings	1	0	- 100.0%	6	10	+ 66.7%
Pending Sales	1	1	0.0%	2	8	+ 300.0%
Closed Sales	0	1	—	2	10	+ 400.0%
Days on Market Until Sale	—	5	—	7	64	+ 814.3%
Median Sales Price*	—	\$290,000	—	\$198,250	\$211,500	+ 6.7%
Average Sales Price*	—	\$290,000	—	\$198,250	\$196,290	- 1.0%
Percent of Original List Price Received*	—	93.4%	—	98.4%	96.8%	- 1.6%
Inventory of Homes for Sale	4	1	- 75.0%	—	—	—
Months Supply of Inventory	2.3	0.8	- 65.2%	—	—	—

* 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.

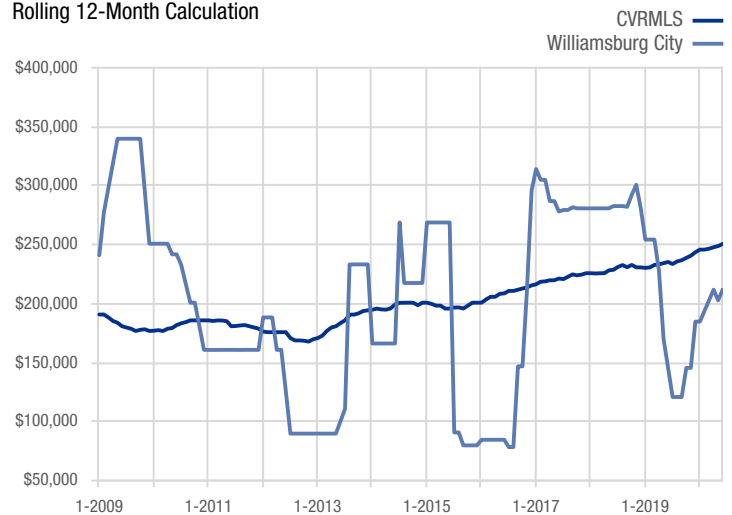
Median Sales Price - Single-Family

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.