Local Market Update – July 2020
A Research Tool Provided by Central Virginia Regional MLS.

CVRMLS

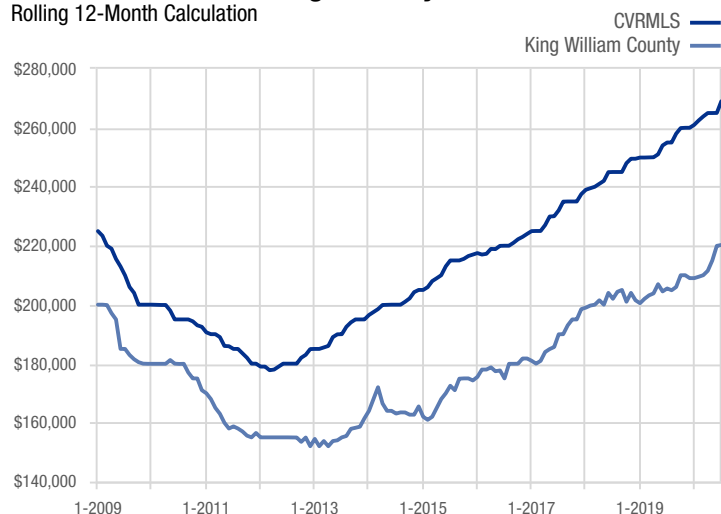# King William County

Single Family	July			Year to Date		
Key Metrics	**2019**	**2020**	**% Change**	**Thru 7-2019**	**Thru 7-2020**	**% Change**
New Listings	34	**28**	- 17.6%	228	**238**	+ 4.4%
Pending Sales	27	**32**	+ 18.5%	160	**201**	+ 25.6%
Closed Sales	20	**33**	+ 65.0%	137	**165**	+ 20.4%
Days on Market Until Sale	29	**41**	+ 41.4%	52	**49**	- 5.8%
Median Sales Price*	$220,000	**$246,500**	+ 12.0%	$207,575	**$232,000**	+ 11.8%
Average Sales Price*	$213,088	**$256,072**	+ 20.2%	$223,896	**$245,687**	+ 9.7%
Percent of Original List Price Received*	97.5%	**99.3%**	+ 1.8%	97.5%	**98.4%**	+ 0.9%
Inventory of Homes for Sale	81	**48**	- 40.7%	—	—	—
Months Supply of Inventory	3.9	**1.9**	- 51.3%	—	—	—

Condo/Town	July			Year to Date		
Key Metrics	**2019**	**2020**	**% Change**	**Thru 7-2019**	**Thru 7-2020**	**% Change**
New Listings	0	**5**	—	18	**35**	+ 94.4%
Pending Sales	1	**4**	+ 300.0%	13	**23**	+ 76.9%
Closed Sales	1	**3**	+ 200.0%	15	**18**	+ 20.0%
Days on Market Until Sale	0	**41**	—	59	**71**	+ 20.3%
Median Sales Price*	$239,000	**$170,150**	- 28.8%	$238,173	**$188,333**	- 20.9%
Average Sales Price*	$239,000	**$172,938**	- 27.6%	$222,133	**$206,914**	- 6.9%
Percent of Original List Price Received*	100.0%	**98.1%**	- 1.9%	101.3%	**97.9%**	- 3.4%
Inventory of Homes for Sale	8	**13**	+ 62.5%	—	—	—
Months Supply of Inventory	3.5	**4.9**	+ 40.0%	—	—	—

* 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.
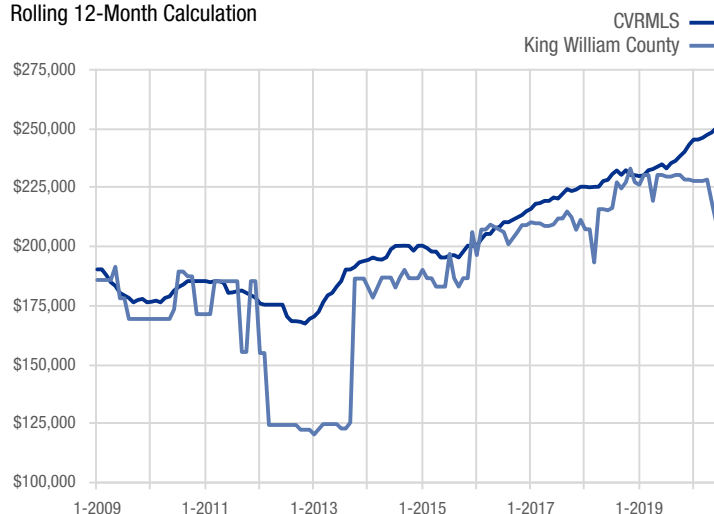
Median Sales Price - Single-Family
Rolling 12-Month Calculation

CVRMLS — King William County

Median Sales Price - Condo/Town
Rolling 12-Month Calculation

CVRMLS — King William County

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.