

Local Market Update – July 2020

A Research Tool Provided by Central Virginia Regional MLS.



Williamsburg City

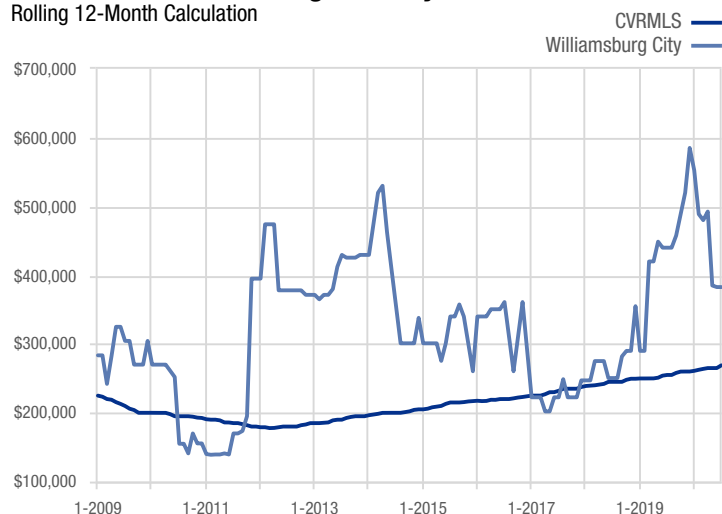
Single Family	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	2	1	- 50.0%	16	11	- 31.3%
Pending Sales	2	1	- 50.0%	14	8	- 42.9%
Closed Sales	0	0	0.0%	12	9	- 25.0%
Days on Market Until Sale	—	—	—	95	58	- 38.9%
Median Sales Price*	—	—	—	\$448,800	\$315,000	- 29.8%
Average Sales Price*	—	—	—	\$480,367	\$333,722	- 30.5%
Percent of Original List Price Received*	—	—	—	94.7%	100.8%	+ 6.4%
Inventory of Homes for Sale	7	5	- 28.6%	—	—	—
Months Supply of Inventory	3.5	2.5	- 28.6%	—	—	—

Condo/Town	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	0	0	0.0%	6	10	+ 66.7%
Pending Sales	1	0	- 100.0%	3	7	+ 133.3%
Closed Sales	0	0	0.0%	2	10	+ 400.0%
Days on Market Until Sale	—	—	—	7	64	+ 814.3%
Median Sales Price*	—	—	—	\$198,250	\$211,500	+ 6.7%
Average Sales Price*	—	—	—	\$198,250	\$196,290	- 1.0%
Percent of Original List Price Received*	—	—	—	98.4%	96.8%	- 1.6%
Inventory of Homes for Sale	3	1	- 66.7%	—	—	—
Months Supply of Inventory	1.7	0.8	- 52.9%	—	—	—

* 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.

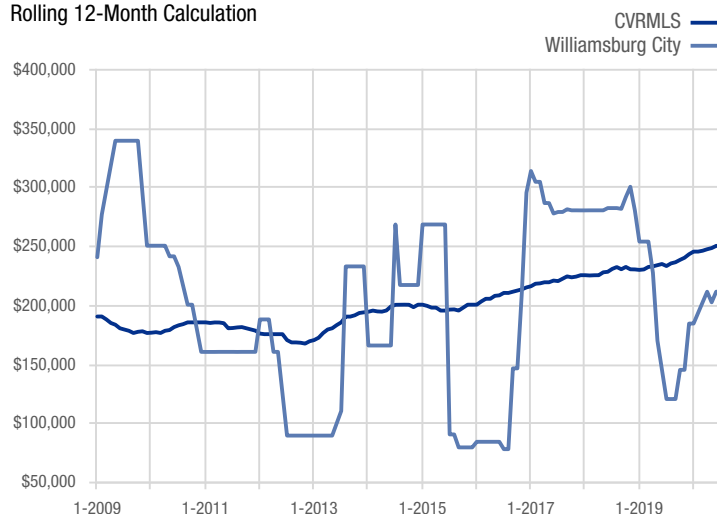
Median Sales Price - Single-Family

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.