

Local Market Update – August 2020

A Research Tool Provided by Central Virginia Regional MLS.



Williamsburg City

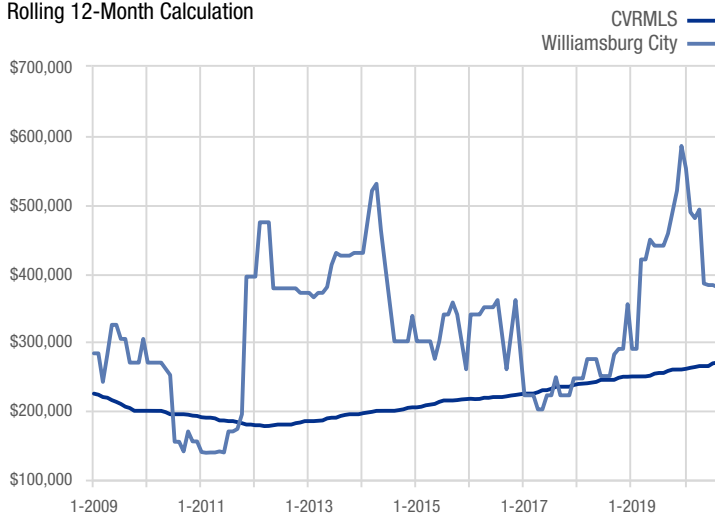
Single Family	August			Year to Date		
	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
New Listings	2	2	0.0%	18	13	- 27.8%
Pending Sales	2	3	+ 50.0%	16	11	- 31.3%
Closed Sales	2	1	- 50.0%	14	10	- 28.6%
Days on Market Until Sale	102	238	+ 133.3%	96	76	- 20.8%
Median Sales Price*	\$635,250	\$240,000	- 62.2%	\$448,800	\$295,000	- 34.3%
Average Sales Price*	\$635,250	\$240,000	- 62.2%	\$502,493	\$324,350	- 35.5%
Percent of Original List Price Received*	97.1%	82.8%	- 14.7%	95.0%	99.0%	+ 4.2%
Inventory of Homes for Sale	6	3	- 50.0%	—	—	—
Months Supply of Inventory	3.0	1.4	- 53.3%	—	—	—

Condo/Town	August			Year to Date		
	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
New Listings	0	0	0.0%	6	10	+ 66.7%
Pending Sales	0	0	0.0%	3	7	+ 133.3%
Closed Sales	2	0	- 100.0%	4	10	+ 150.0%
Days on Market Until Sale	25	—	—	16	64	+ 300.0%
Median Sales Price*	\$138,000	—	—	\$176,750	\$211,500	+ 19.7%
Average Sales Price*	\$138,000	—	—	\$168,125	\$196,290	+ 16.8%
Percent of Original List Price Received*	92.6%	—	—	95.5%	96.8%	+ 1.4%
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.

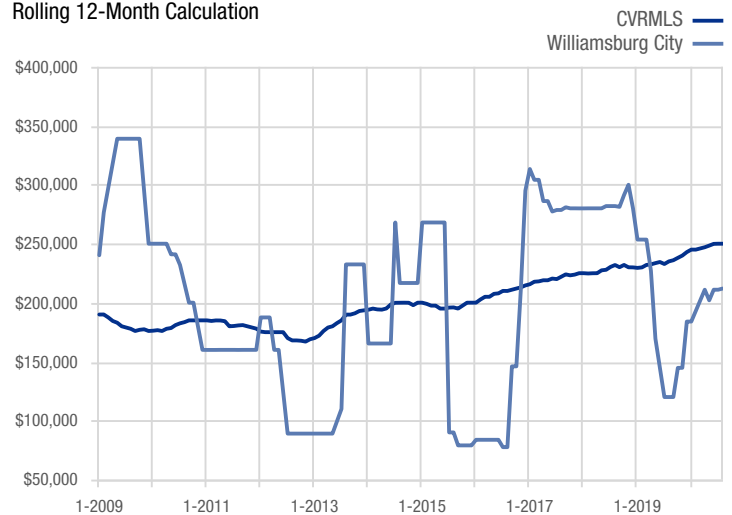
Median Sales Price - Single-Family

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.