

# Local Market Update – September 2020

A Research Tool Provided by Central Virginia Regional MLS.



## King William County

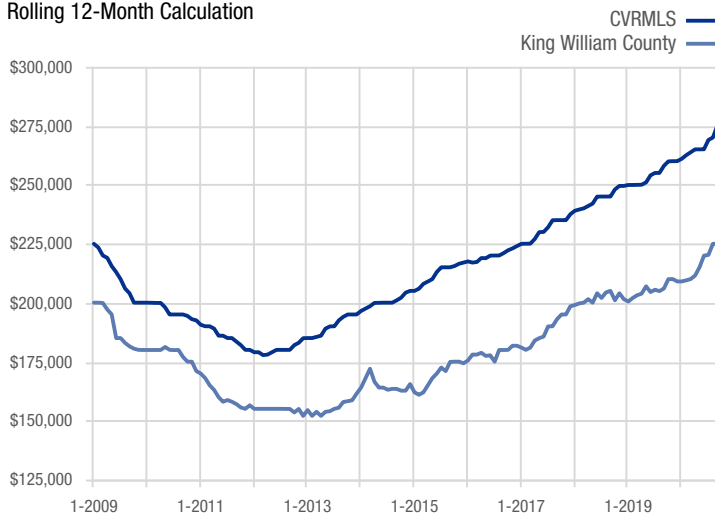
Single Family	September			Year to Date		
	2019	2020	% Change	Thru 9-2019	Thru 9-2020	% Change
New Listings	29	32	+ 10.3%	301	296	- 1.7%
Pending Sales	22	25	+ 13.6%	208	256	+ 23.1%
Closed Sales	29	26	- 10.3%	196	219	+ 11.7%
Days on Market Until Sale	54	44	- 18.5%	51	47	- 7.8%
Median Sales Price*	\$222,250	\$253,173	+ 13.9%	\$209,000	\$235,000	+ 12.4%
Average Sales Price*	\$222,787	\$261,381	+ 17.3%	\$222,247	\$247,313	+ 11.3%
Percent of Original List Price Received*	98.9%	99.3%	+ 0.4%	97.6%	98.6%	+ 1.0%
Inventory of Homes for Sale	91	42	- 53.8%	—	—	—
Months Supply of Inventory	4.2	1.6	- 61.9%	—	—	—

Condo/Town	September			Year to Date		
	2019	2020	% Change	Thru 9-2019	Thru 9-2020	% Change
New Listings	2	1	- 50.0%	21	37	+ 76.2%
Pending Sales	1	5	+ 400.0%	16	29	+ 81.3%
Closed Sales	1	0	- 100.0%	18	21	+ 16.7%
Days on Market Until Sale	448	—	—	77	79	+ 2.6%
Median Sales Price*	\$170,300	—	—	\$233,387	\$188,115	- 19.4%
Average Sales Price*	\$170,300	—	—	\$220,819	\$203,594	- 7.8%
Percent of Original List Price Received*	96.3%	—	—	100.5%	97.5%	- 3.0%
Inventory of Homes for Sale	8	9	+ 12.5%	—	—	—
Months Supply of Inventory	4.2	3.1	- 26.2%	—	—	—

\* 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.

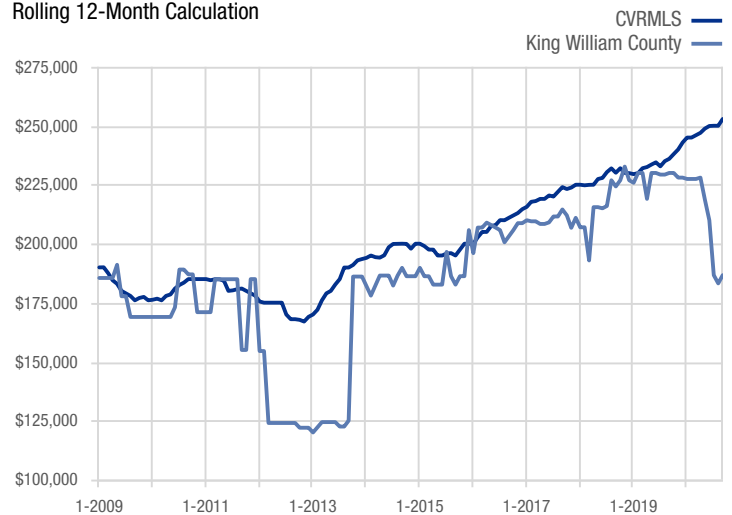
### Median Sales Price - Single-Family

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.