

# Local Market Update – September 2020

A Research Tool Provided by Central Virginia Regional MLS.



## Williamsburg City

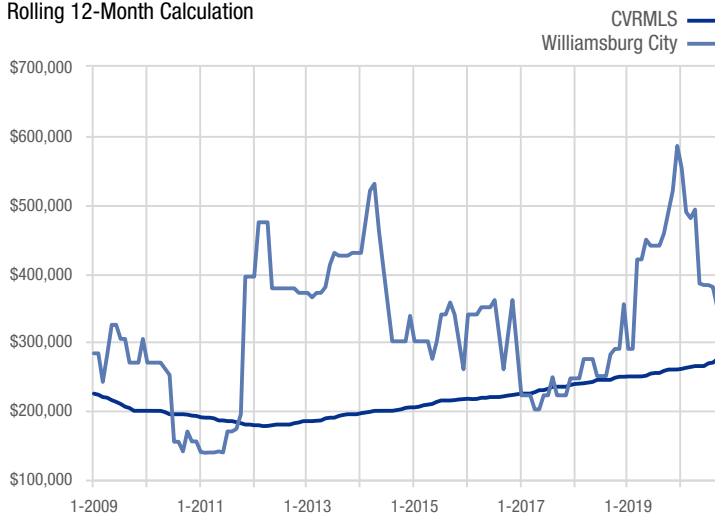
Single Family	September			Year to Date		
	2019	2020	% Change	Thru 9-2019	Thru 9-2020	% Change
New Listings	3	4	+ 33.3%	21	17	- 19.0%
Pending Sales	3	3	0.0%	19	14	- 26.3%
Closed Sales	2	2	0.0%	16	12	- 25.0%
Days on Market Until Sale	82	5	- 93.9%	94	64	- 31.9%
Median Sales Price*	\$700,750	<b>\$322,450</b>	- 54.0%	\$488,800	<b>\$300,000</b>	- 38.6%
Average Sales Price*	\$700,750	<b>\$322,450</b>	- 54.0%	\$527,275	<b>\$324,033</b>	- 38.5%
Percent of Original List Price Received*	96.3%	<b>100.9%</b>	+ 4.8%	95.2%	<b>99.3%</b>	+ 4.3%
Inventory of Homes for Sale	6	4	- 33.3%	—	—	—
Months Supply of Inventory	2.9	1.9	- 34.5%	—	—	—

Condo/Town	September			Year to Date		
	2019	2020	% Change	Thru 9-2019	Thru 9-2020	% Change
New Listings	2	0	- 100.0%	8	10	+ 25.0%
Pending Sales	0	1	—	3	8	+ 166.7%
Closed Sales	0	1	—	4	11	+ 175.0%
Days on Market Until Sale	—	107	—	16	67	+ 318.8%
Median Sales Price*	—	<b>\$126,000</b>	—	\$176,750	<b>\$211,000</b>	+ 19.4%
Average Sales Price*	—	<b>\$126,000</b>	—	\$168,125	<b>\$189,900</b>	+ 13.0%
Percent of Original List Price Received*	—	<b>97.0%</b>	—	95.5%	<b>96.8%</b>	+ 1.4%
Inventory of Homes for Sale	4	0	- 100.0%	—	—	—
Months Supply of Inventory	2.3	—	—	—	—	—

\* 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.

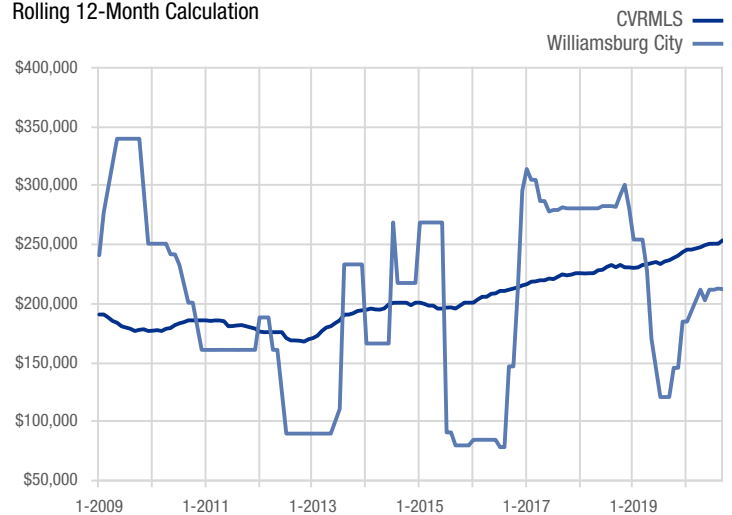
### Median Sales Price - Single-Family

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.