

Local Market Update – October 2020

A Research Tool Provided by Central Virginia Regional MLS.



King William County

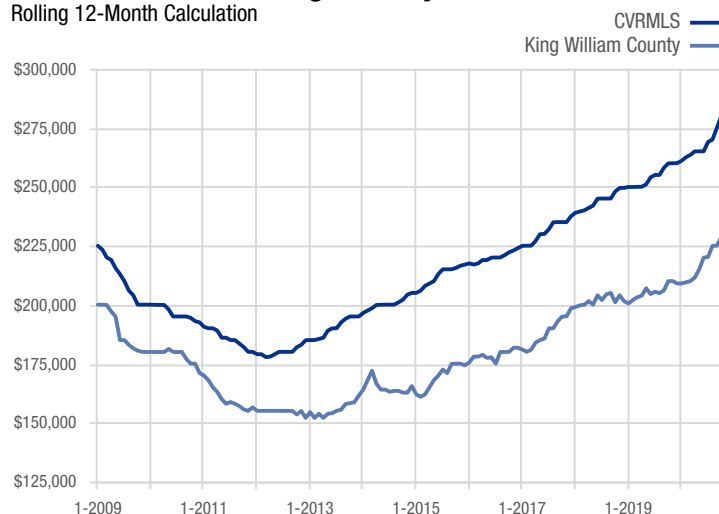
Single Family	October			Year to Date		
Key Metrics	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	23	33	+ 43.5%	324	330	+ 1.9%
Pending Sales	22	29	+ 31.8%	230	283	+ 23.0%
Closed Sales	23	20	- 13.0%	219	239	+ 9.1%
Days on Market Until Sale	36	31	- 13.9%	49	46	- 6.1%
Median Sales Price*	\$210,000	\$254,490	+ 21.2%	\$209,975	\$236,000	+ 12.4%
Average Sales Price*	\$219,281	\$259,876	+ 18.5%	\$221,934	\$248,364	+ 11.9%
Percent of Original List Price Received*	96.3%	100.8%	+ 4.7%	97.4%	98.8%	+ 1.4%
Inventory of Homes for Sale	89	45	- 49.4%	—	—	—
Months Supply of Inventory	4.1	1.7	- 58.5%	—	—	—

Condo/Town	October			Year to Date		
Key Metrics	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	8	1	- 87.5%	29	38	+ 31.0%
Pending Sales	2	4	+ 100.0%	18	33	+ 83.3%
Closed Sales	0	3	—	18	24	+ 33.3%
Days on Market Until Sale	—	66	—	77	77	0.0%
Median Sales Price*	—	\$271,810	—	\$233,387	\$191,452	- 18.0%
Average Sales Price*	—	\$270,922	—	\$220,819	\$212,010	- 4.0%
Percent of Original List Price Received*	—	99.2%	—	100.5%	97.7%	- 2.8%
Inventory of Homes for Sale	13	6	- 53.8%	—	—	—
Months Supply of Inventory	7.1	1.9	- 73.2%	—	—	—

* 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.

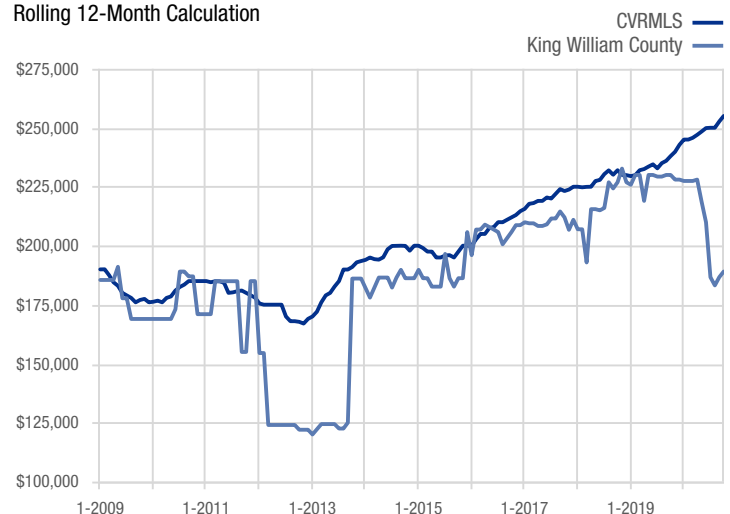
Median Sales Price - Single-Family

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.