

Local Market Update – October 2020

A Research Tool Provided by Central Virginia Regional MLS.



Williamsburg City

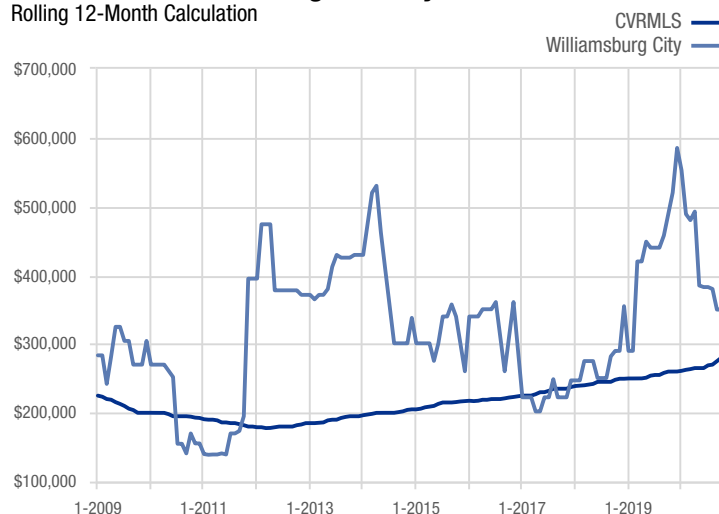
Single Family	October			Year to Date		
Key Metrics	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	2	1	- 50.0%	23	18	- 21.7%
Pending Sales	1	1	0.0%	20	15	- 25.0%
Closed Sales	3	1	- 66.7%	19	13	- 31.6%
Days on Market Until Sale	68	2	- 97.1%	90	59	- 34.4%
Median Sales Price*	\$659,900	\$659,000	- 0.1%	\$520,000	\$315,000	- 39.4%
Average Sales Price*	\$504,300	\$659,000	+ 30.7%	\$523,647	\$349,800	- 33.2%
Percent of Original List Price Received*	99.9%	100.0%	+ 0.1%	95.9%	99.4%	+ 3.6%
Inventory of Homes for Sale	7	5	- 28.6%	—	—	—
Months Supply of Inventory	3.5	2.4	- 31.4%	—	—	—

Condo/Town	October			Year to Date		
Key Metrics	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	0	1	—	8	11	+ 37.5%
Pending Sales	1	1	0.0%	4	9	+ 125.0%
Closed Sales	1	0	- 100.0%	5	11	+ 120.0%
Days on Market Until Sale	143	—	—	41	67	+ 63.4%
Median Sales Price*	\$277,500	—	—	\$184,000	\$211,000	+ 14.7%
Average Sales Price*	\$277,500	—	—	\$190,000	\$189,900	- 0.1%
Percent of Original List Price Received*	96.5%	—	—	95.7%	96.8%	+ 1.1%
Inventory of Homes for Sale	3	0	- 100.0%	—	—	—
Months Supply of Inventory	1.9	—	—	—	—	—

* 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.

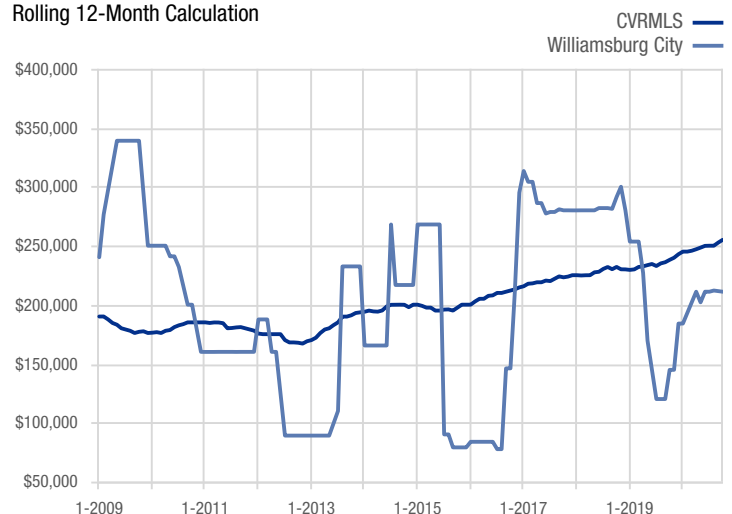
Median Sales Price - Single-Family

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.