

# Local Market Update – November 2020

A Research Tool Provided by Central Virginia Regional MLS.



## King William County

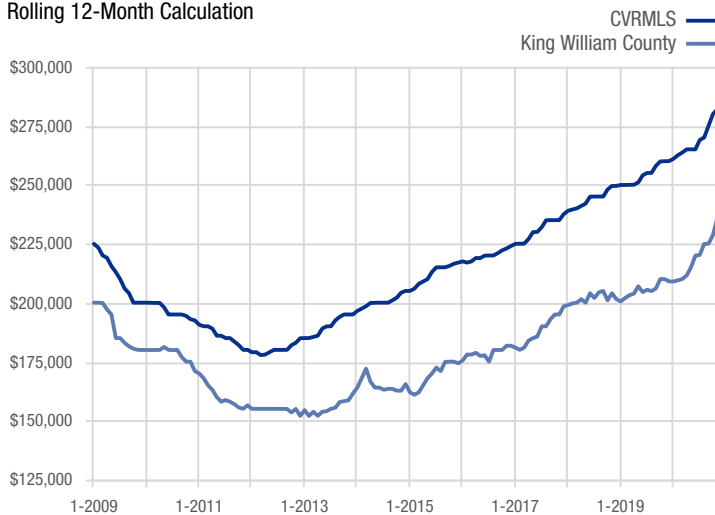
Single Family	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	21	19	- 9.5%	345	349	+ 1.2%
Pending Sales	20	16	- 20.0%	250	299	+ 19.6%
Closed Sales	22	22	0.0%	241	261	+ 8.3%
Days on Market Until Sale	51	17	- 66.7%	50	43	- 14.0%
Median Sales Price*	\$213,000	\$260,500	+ 22.3%	\$209,975	\$240,000	+ 14.3%
Average Sales Price*	\$220,266	\$262,314	+ 19.1%	\$221,781	\$249,491	+ 12.5%
Percent of Original List Price Received*	97.5%	100.5%	+ 3.1%	97.4%	99.0%	+ 1.6%
Inventory of Homes for Sale	71	47	- 33.8%	—	—	—
Months Supply of Inventory	3.3	1.8	- 45.5%	—	—	—

Condo/Town	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	3	4	+ 33.3%	32	42	+ 31.3%
Pending Sales	3	2	- 33.3%	21	35	+ 66.7%
Closed Sales	1	5	+ 400.0%	19	29	+ 52.6%
Days on Market Until Sale	59	90	+ 52.5%	76	80	+ 5.3%
Median Sales Price*	\$155,000	\$250,000	+ 61.3%	\$228,600	\$192,903	- 15.6%
Average Sales Price*	\$155,000	\$222,485	+ 43.5%	\$217,355	\$213,816	- 1.6%
Percent of Original List Price Received*	98.4%	100.4%	+ 2.0%	100.4%	98.2%	- 2.2%
Inventory of Homes for Sale	13	7	- 46.2%	—	—	—
Months Supply of Inventory	7.1	2.3	- 67.6%	—	—	—

\* 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.

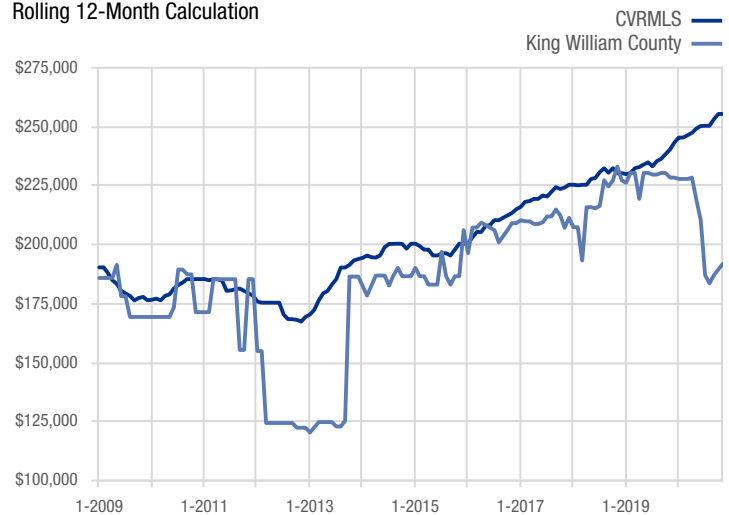
### Median Sales Price - Single-Family

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.