

Local Market Update – November 2020

A Research Tool Provided by Central Virginia Regional MLS.



Williamsburg City

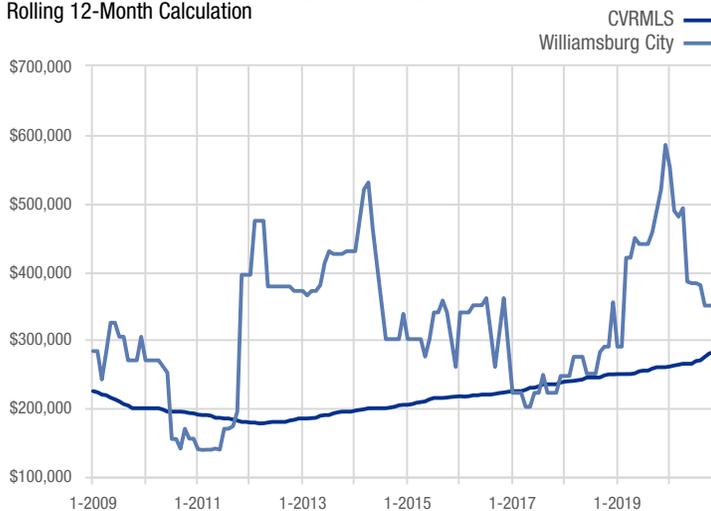
Single Family	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	1	2	+ 100.0%	24	20	- 16.7%
Pending Sales	0	1	—	20	16	- 20.0%
Closed Sales	1	3	+ 200.0%	20	16	- 20.0%
Days on Market Until Sale	166	13	- 92.2%	94	51	- 45.7%
Median Sales Price*	\$615,000	\$375,000	- 39.0%	\$552,500	\$332,500	- 39.8%
Average Sales Price*	\$615,000	\$382,333	- 37.8%	\$528,215	\$355,900	- 32.6%
Percent of Original List Price Received*	90.6%	98.1%	+ 8.3%	95.7%	99.1%	+ 3.6%
Inventory of Homes for Sale	7	6	- 14.3%	—	—	—
Months Supply of Inventory	3.3	3.0	- 9.1%	—	—	—

Condo/Town	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	2	0	- 100.0%	10	11	+ 10.0%
Pending Sales	1	0	- 100.0%	5	9	+ 80.0%
Closed Sales	0	0	0.0%	5	11	+ 120.0%
Days on Market Until Sale	—	—	—	41	67	+ 63.4%
Median Sales Price*	—	—	—	\$184,000	\$211,000	+ 14.7%
Average Sales Price*	—	—	—	\$190,000	\$189,900	- 0.1%
Percent of Original List Price Received*	—	—	—	95.7%	96.8%	+ 1.1%
Inventory of Homes for Sale	4	0	- 100.0%	—	—	—
Months Supply of Inventory	4.0	—	—	—	—	—

* 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.

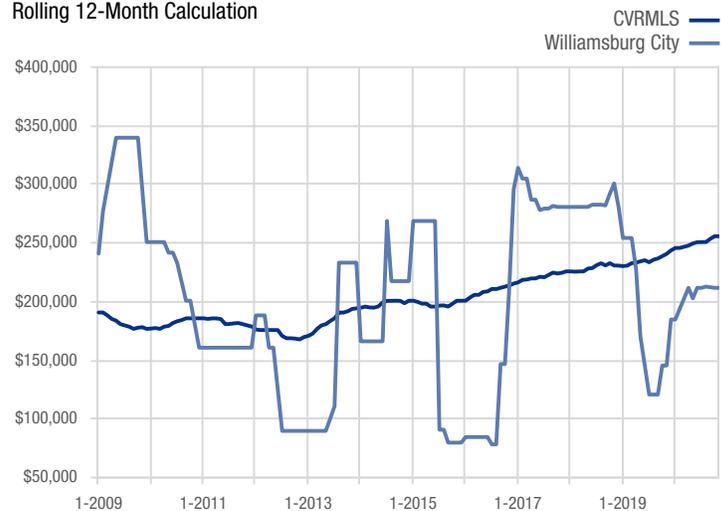
Median Sales Price - Single-Family

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.