

Local Market Update – December 2020

A Research Tool Provided by Central Virginia Regional MLS.



King William County

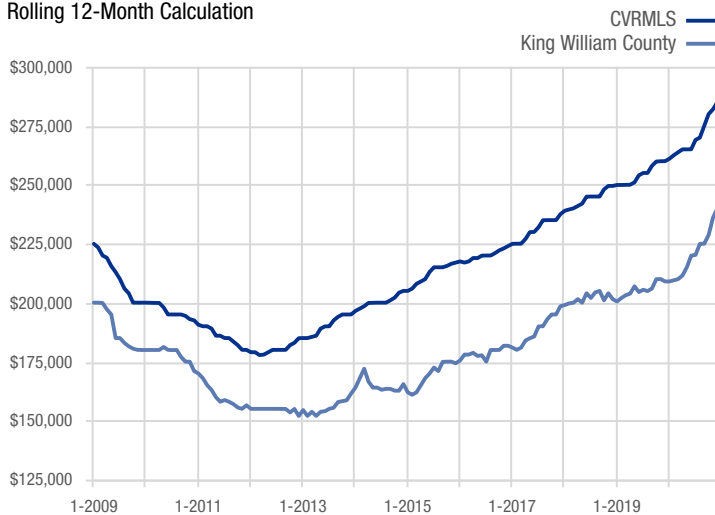
Single Family	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	3	15	+ 400.0%	348	364	+ 4.6%
Pending Sales	13	18	+ 38.5%	263	316	+ 20.2%
Closed Sales	23	29	+ 26.1%	264	290	+ 9.8%
Days on Market Until Sale	36	56	+ 55.6%	48	45	- 6.3%
Median Sales Price*	\$194,950	\$228,500	+ 17.2%	\$209,000	\$239,950	+ 14.8%
Average Sales Price*	\$201,457	\$242,419	+ 20.3%	\$220,004	\$248,781	+ 13.1%
Percent of Original List Price Received*	97.5%	100.2%	+ 2.8%	97.4%	99.1%	+ 1.7%
Inventory of Homes for Sale	51	40	- 21.6%	—	—	—
Months Supply of Inventory	2.3	1.5	- 34.8%	—	—	—

Condo/Town	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	2	2	0.0%	34	44	+ 29.4%
Pending Sales	1	0	- 100.0%	22	35	+ 59.1%
Closed Sales	5	1	- 80.0%	24	30	+ 25.0%
Days on Market Until Sale	26	101	+ 288.5%	66	80	+ 21.2%
Median Sales Price*	\$173,750	\$285,090	+ 64.1%	\$228,025	\$201,427	- 11.7%
Average Sales Price*	\$193,540	\$285,090	+ 47.3%	\$212,394	\$216,192	+ 1.8%
Percent of Original List Price Received*	97.2%	108.1%	+ 11.2%	99.7%	98.5%	- 1.2%
Inventory of Homes for Sale	14	9	- 35.7%	—	—	—
Months Supply of Inventory	7.6	2.8	- 63.2%	—	—	—

* 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.

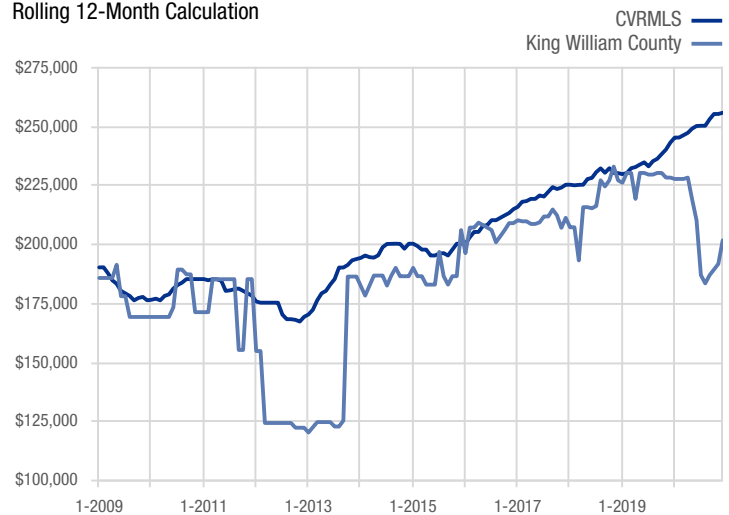
Median Sales Price - Single-Family

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.