

Local Market Update – December 2020

A Research Tool Provided by Central Virginia Regional MLS.



Williamsburg City

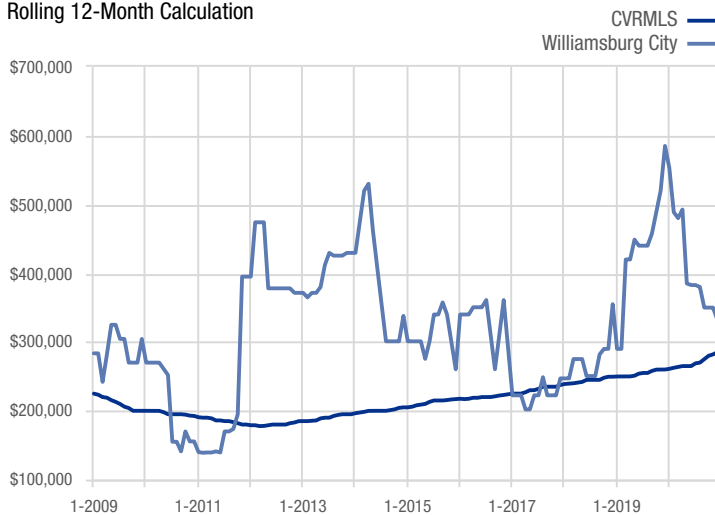
Single Family	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	1	1	0.0%	25	21	- 16.0%
Pending Sales	2	2	0.0%	22	18	- 18.2%
Closed Sales	1	2	+ 100.0%	21	18	- 14.3%
Days on Market Until Sale	15	60	+ 300.0%	90	52	- 42.2%
Median Sales Price*	\$675,000	\$427,500	- 36.7%	\$585,000	\$332,500	- 43.2%
Average Sales Price*	\$675,000	\$427,500	- 36.7%	\$535,205	\$363,856	- 32.0%
Percent of Original List Price Received*	97.1%	98.2%	+ 1.1%	95.7%	99.0%	+ 3.4%
Inventory of Homes for Sale	6	4	- 33.3%	—	—	—
Months Supply of Inventory	2.7	2.0	- 25.9%	—	—	—

Condo/Town	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	2	1	- 50.0%	12	12	0.0%
Pending Sales	2	1	- 50.0%	7	10	+ 42.9%
Closed Sales	0	1	—	5	12	+ 140.0%
Days on Market Until Sale	—	4	—	41	62	+ 51.2%
Median Sales Price*	—	\$113,500	—	\$184,000	\$202,000	+ 9.8%
Average Sales Price*	—	\$113,500	—	\$190,000	\$183,533	- 3.4%
Percent of Original List Price Received*	—	98.7%	—	95.7%	97.0%	+ 1.4%
Inventory of Homes for Sale	4	0	- 100.0%	—	—	—
Months Supply of Inventory	3.4	—	—	—	—	—

* 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.

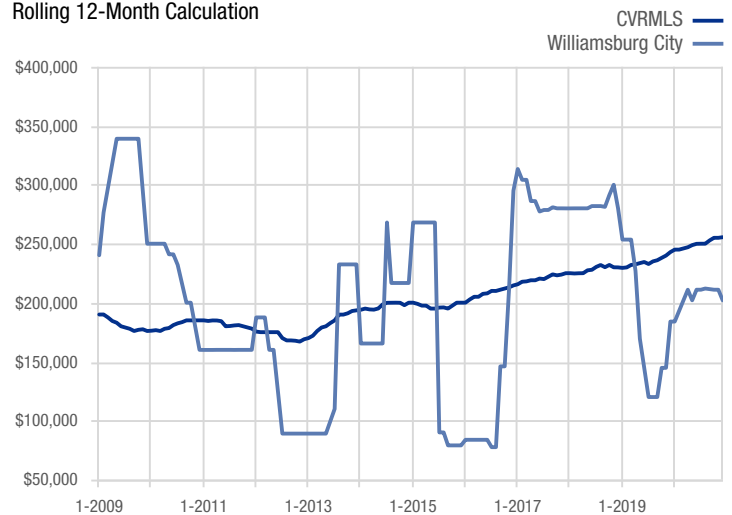
Median Sales Price - Single-Family

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.