

Local Market Update – July 2021

A Research Tool Provided by Central Virginia Regional MLS.



King William County

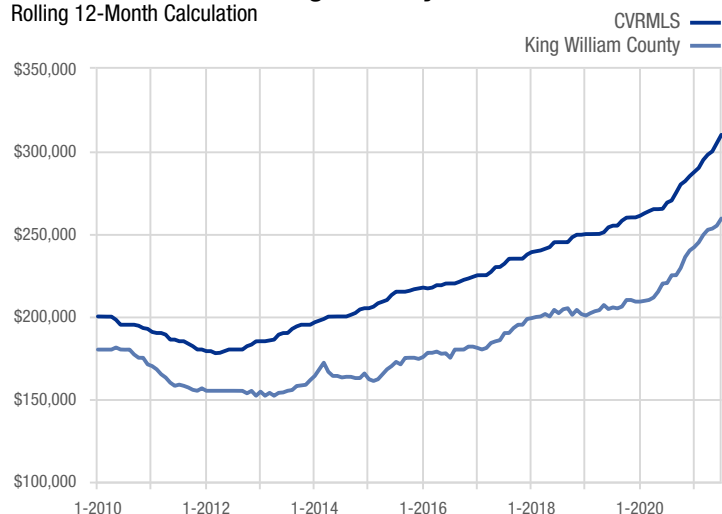
Single Family	July			Year to Date		
Key Metrics	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	29	38	+ 31.0%	239	234	- 2.1%
Pending Sales	32	31	- 3.1%	197	205	+ 4.1%
Closed Sales	33	27	- 18.2%	165	185	+ 12.1%
Days on Market Until Sale	41	14	- 65.9%	49	25	- 49.0%
Median Sales Price*	\$246,500	\$285,000	+ 15.6%	\$232,000	\$263,500	+ 13.6%
Average Sales Price*	\$256,072	\$340,586	+ 33.0%	\$245,687	\$284,670	+ 15.9%
Percent of Original List Price Received*	99.3%	101.7%	+ 2.4%	98.4%	101.2%	+ 2.8%
Inventory of Homes for Sale	52	44	- 15.4%	—	—	—
Months Supply of Inventory	2.1	1.6	- 23.8%	—	—	—

Condo/Town	July			Year to Date		
Key Metrics	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	5	6	+ 20.0%	35	38	+ 8.6%
Pending Sales	3	5	+ 66.7%	22	34	+ 54.5%
Closed Sales	3	7	+ 133.3%	18	25	+ 38.9%
Days on Market Until Sale	41	13	- 68.3%	71	50	- 29.6%
Median Sales Price*	\$170,150	\$230,965	+ 35.7%	\$188,333	\$232,500	+ 23.5%
Average Sales Price*	\$172,938	\$224,808	+ 30.0%	\$206,914	\$239,839	+ 15.9%
Percent of Original List Price Received*	98.1%	100.2%	+ 2.1%	97.9%	100.8%	+ 3.0%
Inventory of Homes for Sale	14	7	- 50.0%	—	—	—
Months Supply of Inventory	5.4	1.7	- 68.5%	—	—	—

* 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.

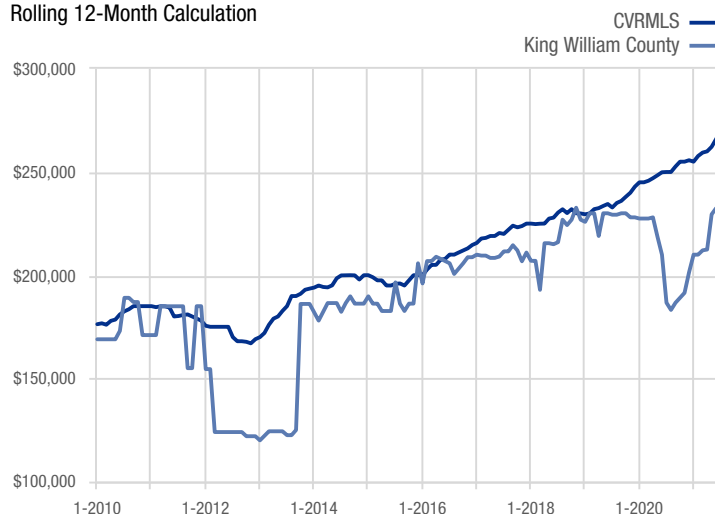
Median Sales Price - Single-Family

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.