

# Local Market Update – July 2021

A Research Tool Provided by Central Virginia Regional MLS.



## Williamsburg City

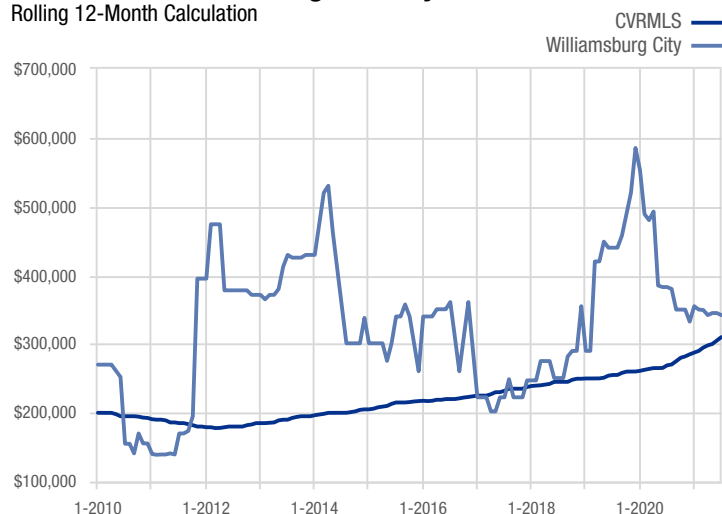
Single Family	July			Year to Date		
Key Metrics	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	1	4	+ 300.0%	11	20	+ 81.8%
Pending Sales	1	1	0.0%	8	14	+ 75.0%
Closed Sales	0	1	—	9	13	+ 44.4%
Days on Market Until Sale	—	41	—	58	36	- 37.9%
Median Sales Price*	—	\$305,000	—	\$315,000	\$339,000	+ 7.6%
Average Sales Price*	—	\$305,000	—	\$333,722	\$398,067	+ 19.3%
Percent of Original List Price Received*	—	91.0%	—	100.8%	97.5%	- 3.3%
Inventory of Homes for Sale	6	6	0.0%	—	—	—
Months Supply of Inventory	3.0	2.8	- 6.7%	—	—	—

Condo/Town	July			Year to Date		
Key Metrics	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	0	0	0.0%	10	2	- 80.0%
Pending Sales	0	0	0.0%	7	2	- 71.4%
Closed Sales	0	1	—	10	3	- 70.0%
Days on Market Until Sale	—	5	—	64	4	- 93.8%
Median Sales Price*	—	\$127,000	—	\$211,500	\$275,000	+ 30.0%
Average Sales Price*	—	\$127,000	—	\$196,290	\$267,333	+ 36.2%
Percent of Original List Price Received*	—	102.4%	—	96.8%	100.8%	+ 4.1%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	0.8	—	—	—	—	—

\* 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.

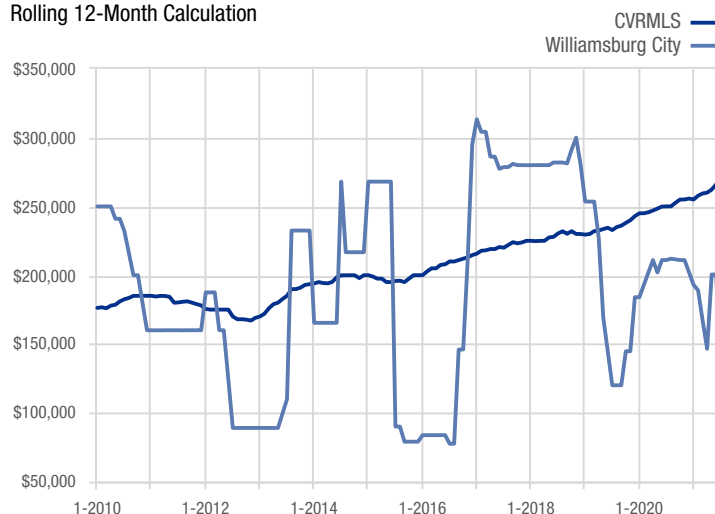
### Median Sales Price - Single-Family

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.