

Local Market Update – September 2021

A Research Tool Provided by Central Virginia Regional MLS.



King William County

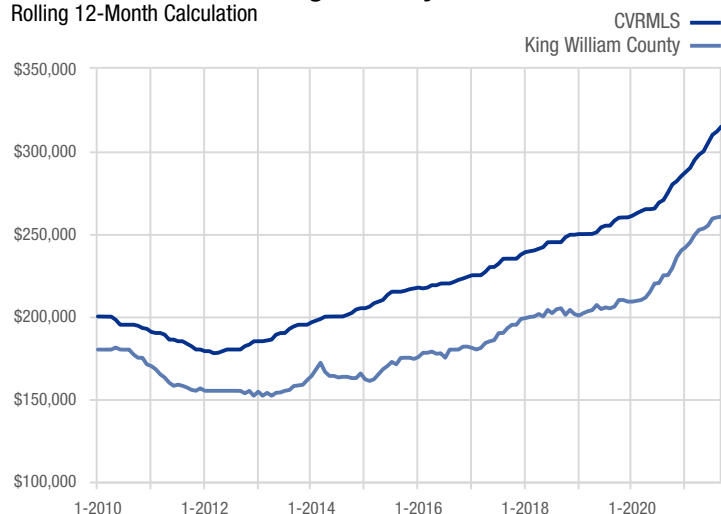
Single Family	September			Year to Date		
Key Metrics	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
New Listings	33	35	+ 6.1%	297	297	0.0%
Pending Sales	24	26	+ 8.3%	255	261	+ 2.4%
Closed Sales	26	28	+ 7.7%	219	242	+ 10.5%
Days on Market Until Sale	44	25	- 43.2%	47	23	- 51.1%
Median Sales Price*	\$253,173	\$264,055	+ 4.3%	\$235,000	\$265,000	+ 12.8%
Average Sales Price*	\$261,381	\$301,290	+ 15.3%	\$247,313	\$287,181	+ 16.1%
Percent of Original List Price Received*	99.3%	98.2%	- 1.1%	98.6%	100.8%	+ 2.2%
Inventory of Homes for Sale	44	44	0.0%	—	—	—
Months Supply of Inventory	1.7	1.6	- 5.9%	—	—	—

Condo/Town	September			Year to Date		
Key Metrics	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
New Listings	1	7	+ 600.0%	37	54	+ 45.9%
Pending Sales	5	4	- 20.0%	28	46	+ 64.3%
Closed Sales	0	11	—	21	38	+ 81.0%
Days on Market Until Sale	—	21	—	79	40	- 49.4%
Median Sales Price*	—	\$291,507	—	\$188,115	\$236,745	+ 25.9%
Average Sales Price*	—	\$281,949	—	\$203,594	\$252,817	+ 24.2%
Percent of Original List Price Received*	—	100.0%	—	97.5%	100.5%	+ 3.1%
Inventory of Homes for Sale	10	10	0.0%	—	—	—
Months Supply of Inventory	3.5	2.1	- 40.0%	—	—	—

* 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.

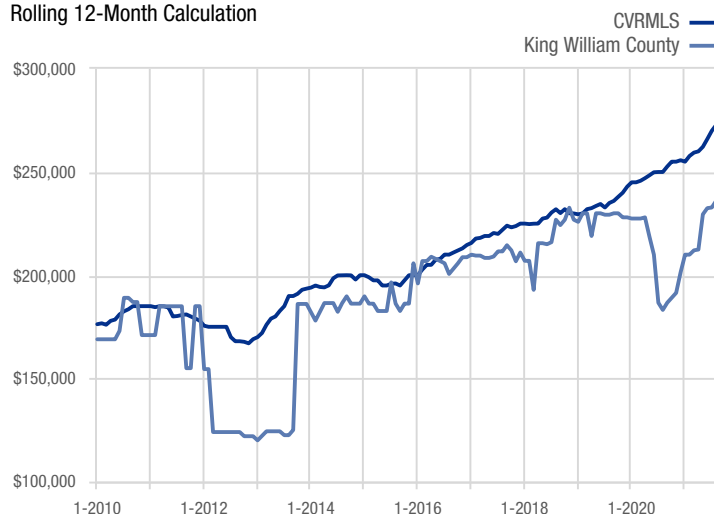
Median Sales Price - Single-Family

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.