

# Local Market Update – November 2021

A Research Tool Provided by Central Virginia Regional MLS.



## King William County

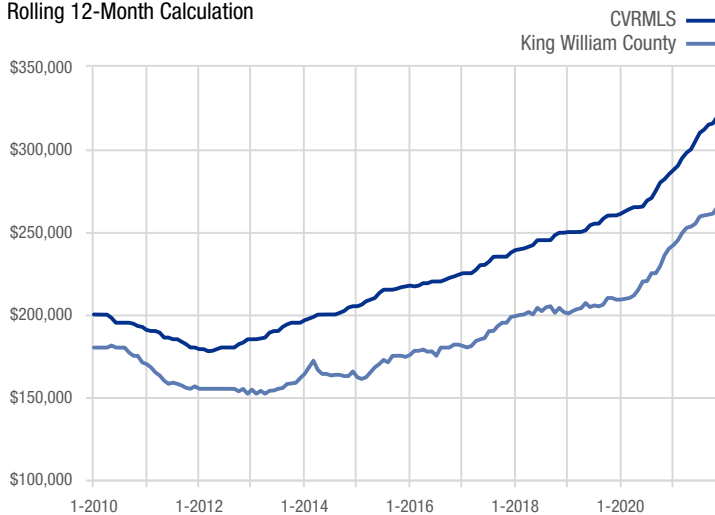
| Single Family                            | November  |                  |          | Year to Date |                  |          |
|--|-----------|------------------|----------|--------------|------------------|----------|
|  | 2020      | 2021             | % Change | Thru 11-2020 | Thru 11-2021     | % Change |
| <b>Key Metrics</b>                       |           |                  |          |              |                  |          |
| New Listings                             | 18        | 19               | + 5.6%   | 348          | 344              | - 1.1%   |
| Pending Sales                            | 16        | 13               | - 18.8%  | 298          | 301              | + 1.0%   |
| Closed Sales                             | 23        | 27               | + 17.4%  | 263          | 292              | + 11.0%  |
| Days on Market Until Sale                | 17        | 30               | + 76.5%  | 43           | 23               | - 46.5%  |
| Median Sales Price*                      | \$252,750 | <b>\$279,950</b> | + 10.8%  | \$240,000    | <b>\$266,900</b> | + 11.2%  |
| Average Sales Price*                     | \$257,208 | <b>\$317,544</b> | + 23.5%  | \$249,113    | <b>\$289,763</b> | + 16.3%  |
| Percent of Original List Price Received* | 100.1%    | <b>98.8%</b>     | - 1.3%   | 98.9%        | <b>100.7%</b>    | + 1.8%   |
| Inventory of Homes for Sale              | 48        | 42               | - 12.5%  | —            | —                | —        |
| Months Supply of Inventory               | 1.9       | 1.6              | - 15.8%  | —            | —                | —        |

| Condo/Town                               | November  |                  |          | Year to Date |                  |          |
|--|-----------|------------------|----------|--------------|------------------|----------|
|  | 2020      | 2021             | % Change | Thru 11-2020 | Thru 11-2021     | % Change |
| <b>Key Metrics</b>                       |           |                  |          |              |                  |          |
| New Listings                             | 4         | 0                | - 100.0% | 42           | 57               | + 35.7%  |
| Pending Sales                            | 2         | 2                | 0.0%     | 34           | 49               | + 44.1%  |
| Closed Sales                             | 5         | 1                | - 80.0%  | 29           | 41               | + 41.4%  |
| Days on Market Until Sale                | 90        | 134              | + 48.9%  | 80           | 41               | - 48.8%  |
| Median Sales Price*                      | \$250,000 | <b>\$297,500</b> | + 19.0%  | \$192,903    | <b>\$237,000</b> | + 22.9%  |
| Average Sales Price*                     | \$222,485 | <b>\$297,500</b> | + 33.7%  | \$213,816    | <b>\$254,255</b> | + 18.9%  |
| Percent of Original List Price Received* | 100.4%    | <b>105.1%</b>    | + 4.7%   | 98.2%        | <b>100.6%</b>    | + 2.4%   |
| Inventory of Homes for Sale              | 8         | 9                | + 12.5%  | —            | —                | —        |
| Months Supply of Inventory               | 2.7       | 2.0              | - 25.9%  | —            | —                | —        |

\* 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.

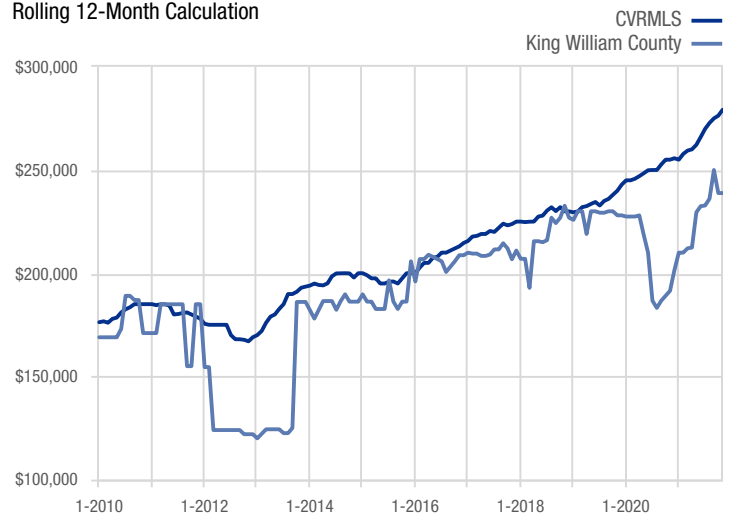
### Median Sales Price - Single-Family

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.