

Local Market Update – November 2021

A Research Tool Provided by Central Virginia Regional MLS.



Williamsburg City

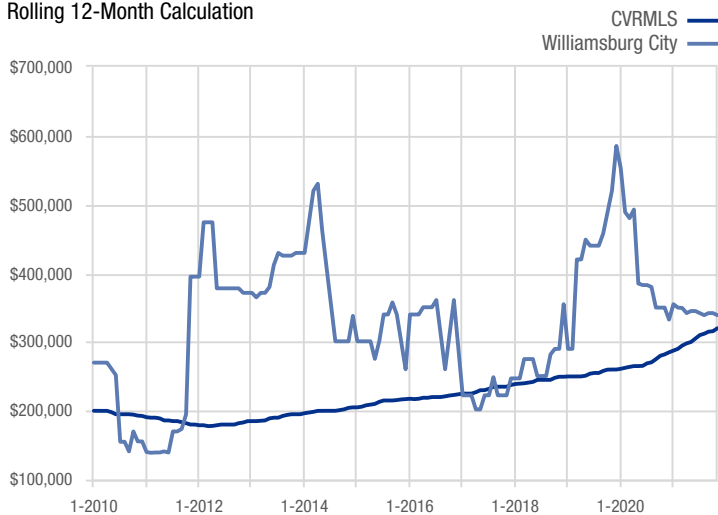
Single Family	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
Key Metrics						
New Listings	2	3	+ 50.0%	20	24	+ 20.0%
Pending Sales	1	2	+ 100.0%	16	21	+ 31.3%
Closed Sales	3	2	- 33.3%	16	19	+ 18.8%
Days on Market Until Sale	13	49	+ 276.9%	51	34	- 33.3%
Median Sales Price*	\$375,000	\$292,625	- 22.0%	\$332,500	\$339,000	+ 2.0%
Average Sales Price*	\$382,333	\$292,625	- 23.5%	\$355,900	\$391,059	+ 9.9%
Percent of Original List Price Received*	98.1%	96.5%	- 1.6%	99.1%	97.9%	- 1.2%
Inventory of Homes for Sale	6	1	- 83.3%	—	—	—
Months Supply of Inventory	3.0	0.4	- 86.7%	—	—	—

Condo/Town	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
Key Metrics						
New Listings	0	7	—	11	25	+ 127.3%
Pending Sales	0	4	—	9	13	+ 44.4%
Closed Sales	0	1	—	11	7	- 36.4%
Days on Market Until Sale	—	16	—	67	8	- 88.1%
Median Sales Price*	—	\$399,210	—	\$211,000	\$275,000	+ 30.3%
Average Sales Price*	—	\$399,210	—	\$189,900	\$275,890	+ 45.3%
Percent of Original List Price Received*	—	100.0%	—	96.8%	100.1%	+ 3.4%
Inventory of Homes for Sale	0	10	—	—	—	—
Months Supply of Inventory	—	4.3	—	—	—	—

* 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.

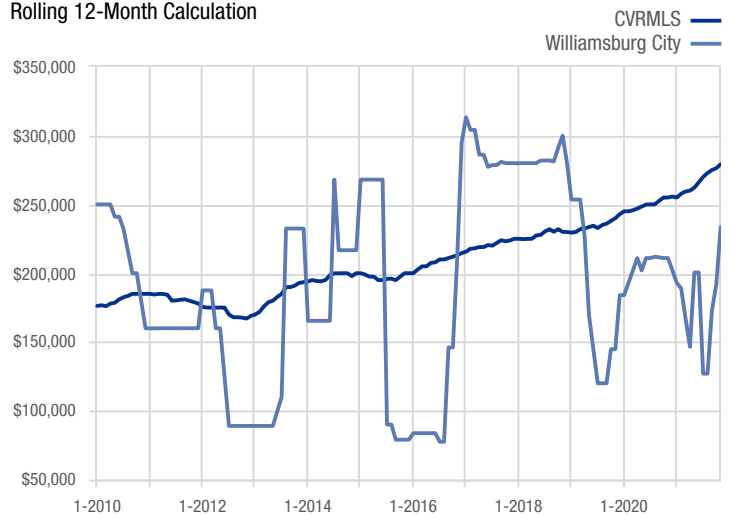
Median Sales Price - Single-Family

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.