

Local Market Update – December 2021

A Research Tool Provided by Central Virginia Regional MLS.



King William County

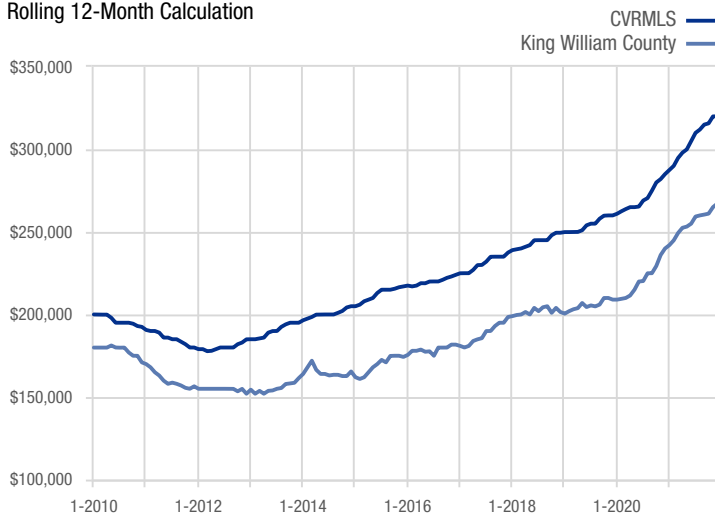
Single Family	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	15	20	+ 33.3%	363	364	+ 0.3%
Pending Sales	17	15	- 11.8%	315	316	+ 0.3%
Closed Sales	29	24	- 17.2%	292	318	+ 8.9%
Days on Market Until Sale	56	19	- 66.1%	44	22	- 50.0%
Median Sales Price*	\$228,500	\$274,000	+ 19.9%	\$239,950	\$267,144	+ 11.3%
Average Sales Price*	\$242,419	\$278,337	+ 14.8%	\$248,446	\$288,834	+ 16.3%
Percent of Original List Price Received*	100.2%	99.5%	- 0.7%	99.0%	100.6%	+ 1.6%
Inventory of Homes for Sale	42	38	- 9.5%	—	—	—
Months Supply of Inventory	1.6	1.4	- 12.5%	—	—	—

Condo/Town	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	2	5	+ 150.0%	44	62	+ 40.9%
Pending Sales	0	9	—	34	57	+ 67.6%
Closed Sales	1	8	+ 700.0%	30	49	+ 63.3%
Days on Market Until Sale	101	37	- 63.4%	80	41	- 48.8%
Median Sales Price*	\$285,090	\$242,053	- 15.1%	\$201,427	\$240,365	+ 19.3%
Average Sales Price*	\$285,090	\$243,728	- 14.5%	\$216,192	\$252,536	+ 16.8%
Percent of Original List Price Received*	108.1%	99.9%	- 7.6%	98.5%	100.5%	+ 2.0%
Inventory of Homes for Sale	10	5	- 50.0%	—	—	—
Months Supply of Inventory	3.2	1.1	- 65.6%	—	—	—

* 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.

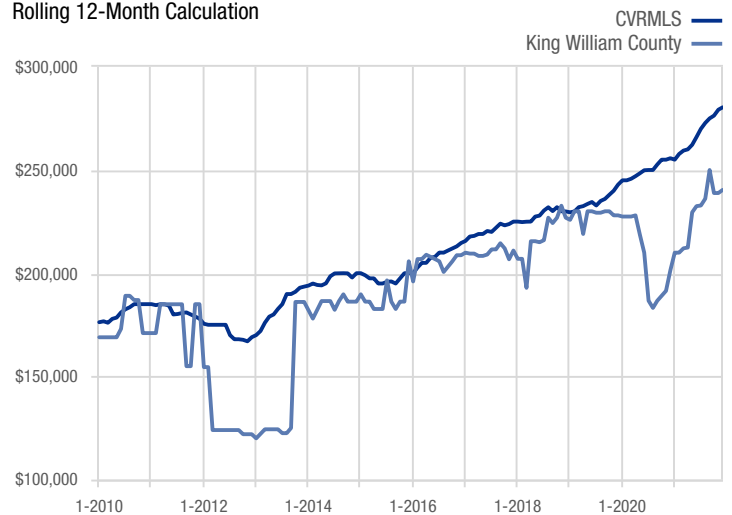
Median Sales Price - Single-Family

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.