

# Local Market Update – December 2021

A Research Tool Provided by Central Virginia Regional MLS.



## Williamsburg City

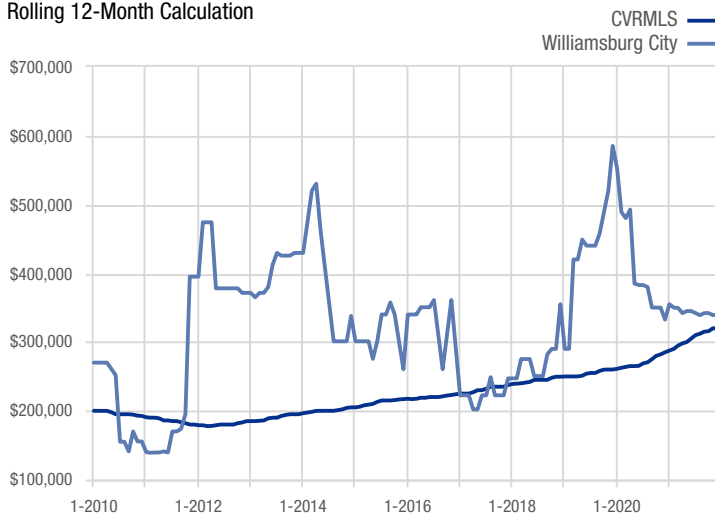
Single Family	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
<b>Key Metrics</b>						
New Listings	1	0	- 100.0%	21	24	+ 14.3%
Pending Sales	2	0	- 100.0%	18	20	+ 11.1%
Closed Sales	2	1	- 50.0%	18	20	+ 11.1%
Days on Market Until Sale	60	0	- 100.0%	52	32	- 38.5%
Median Sales Price*	\$427,500	<b>\$480,000</b>	+ 12.3%	\$332,500	<b>\$339,500</b>	+ 2.1%
Average Sales Price*	\$427,500	<b>\$480,000</b>	+ 12.3%	\$363,856	<b>\$395,506</b>	+ 8.7%
Percent of Original List Price Received*	98.2%	<b>100.0%</b>	+ 1.8%	99.0%	<b>98.1%</b>	- 0.9%
Inventory of Homes for Sale	4	2	- 50.0%	—	—	—
Months Supply of Inventory	2.0	<b>0.9</b>	- 55.0%	—	—	—

Condo/Town	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
<b>Key Metrics</b>						
New Listings	1	0	- 100.0%	12	25	+ 108.3%
Pending Sales	1	0	- 100.0%	10	13	+ 30.0%
Closed Sales	1	3	+ 200.0%	12	10	- 16.7%
Days on Market Until Sale	4	4	0.0%	62	7	- 88.7%
Median Sales Price*	\$113,500	<b>\$194,000</b>	+ 70.9%	\$202,000	<b>\$225,050</b>	+ 11.4%
Average Sales Price*	\$113,500	<b>\$195,867</b>	+ 72.6%	\$183,533	<b>\$251,883</b>	+ 37.2%
Percent of Original List Price Received*	98.7%	<b>104.0%</b>	+ 5.4%	97.0%	<b>101.3%</b>	+ 4.4%
Inventory of Homes for Sale	0	10	—	—	—	—
Months Supply of Inventory	—	<b>3.8</b>	—	—	—	—

\* 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.

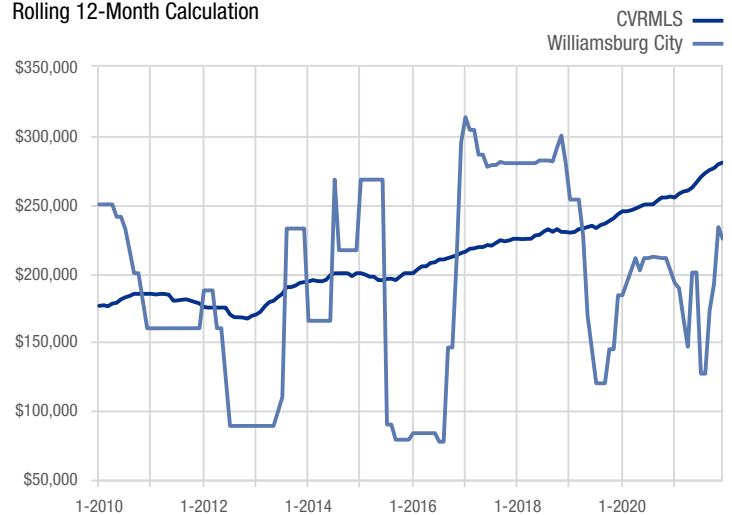
### Median Sales Price - Single-Family

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.