

Local Market Update – March 2022

A Research Tool Provided by Central Virginia Regional MLS.



King William County

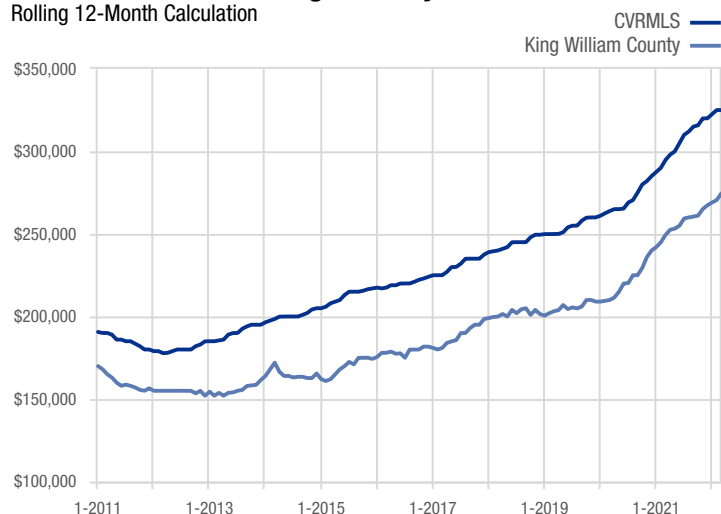
Single Family	March			Year to Date		
Key Metrics	2021	2022	% Change	Thru 3-2021	Thru 3-2022	% Change
New Listings	37	40	+ 8.1%	91	99	+ 8.8%
Pending Sales	39	37	- 5.1%	90	84	- 6.7%
Closed Sales	29	12	- 58.6%	71	40	- 43.7%
Days on Market Until Sale	34	24	- 29.4%	35	17	- 51.4%
Median Sales Price*	\$262,000	\$314,500	+ 20.0%	\$257,500	\$305,000	+ 18.4%
Average Sales Price*	\$299,621	\$314,779	+ 5.1%	\$270,157	\$322,473	+ 19.4%
Percent of Original List Price Received*	99.5%	102.1%	+ 2.6%	99.9%	102.0%	+ 2.1%
Inventory of Homes for Sale	37	43	+ 16.2%	—	—	—
Months Supply of Inventory	1.4	1.7	+ 21.4%	—	—	—

Condo/Town	March			Year to Date		
Key Metrics	2021	2022	% Change	Thru 3-2021	Thru 3-2022	% Change
New Listings	1	1	0.0%	11	13	+ 18.2%
Pending Sales	1	0	- 100.0%	10	13	+ 30.0%
Closed Sales	4	7	+ 75.0%	9	17	+ 88.9%
Days on Market Until Sale	85	41	- 51.8%	68	49	- 27.9%
Median Sales Price*	\$220,775	\$285,000	+ 29.1%	\$212,430	\$262,000	+ 23.3%
Average Sales Price*	\$217,263	\$267,177	+ 23.0%	\$222,322	\$272,995	+ 22.8%
Percent of Original List Price Received*	100.8%	101.6%	+ 0.8%	102.7%	99.9%	- 2.7%
Inventory of Homes for Sale	8	5	- 37.5%	—	—	—
Months Supply of Inventory	2.5	0.9	- 64.0%	—	—	—

* 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.

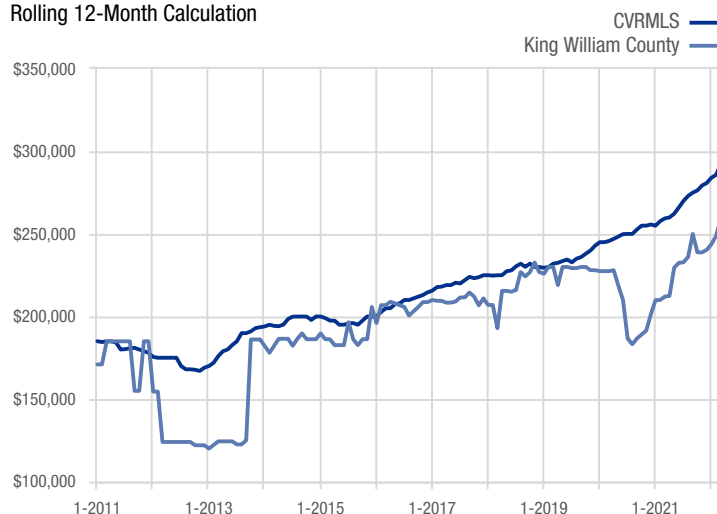
Median Sales Price - Single-Family

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.