

# Local Market Update – May 2022

A Research Tool Provided by Central Virginia Regional MLS.



## King William County

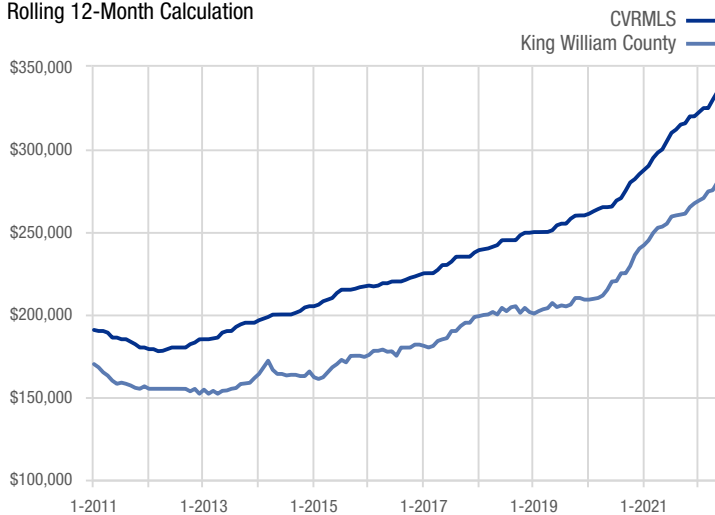
Single Family	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
<b>Key Metrics</b>						
New Listings	42	<b>33</b>	- 21.4%	169	<b>165</b>	- 2.4%
Pending Sales	33	<b>39</b>	+ 18.2%	152	<b>150</b>	- 1.3%
Closed Sales	28	<b>24</b>	- 14.3%	131	<b>95</b>	- 27.5%
Days on Market Until Sale	22	<b>14</b>	- 36.4%	28	<b>23</b>	- 17.9%
Median Sales Price*	\$287,500	<b>\$329,000</b>	+ 14.4%	\$262,000	<b>\$314,000</b>	+ 19.8%
Average Sales Price*	\$302,483	<b>\$328,789</b>	+ 8.7%	\$277,111	<b>\$321,793</b>	+ 16.1%
Percent of Original List Price Received*	103.0%	<b>100.6%</b>	- 2.3%	100.9%	<b>101.6%</b>	+ 0.7%
Inventory of Homes for Sale	44	<b>32</b>	- 27.3%	—	—	—
Months Supply of Inventory	1.6	<b>1.2</b>	- 25.0%	—	—	—

Condo/Town	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
<b>Key Metrics</b>						
New Listings	12	<b>1</b>	- 91.7%	31	<b>14</b>	- 54.8%
Pending Sales	9	<b>0</b>	- 100.0%	23	<b>13</b>	- 43.5%
Closed Sales	3	<b>2</b>	- 33.3%	15	<b>21</b>	+ 40.0%
Days on Market Until Sale	69	<b>10</b>	- 85.5%	62	<b>43</b>	- 30.6%
Median Sales Price*	\$318,283	<b>\$254,740</b>	- 20.0%	\$232,500	<b>\$255,740</b>	+ 10.0%
Average Sales Price*	\$305,060	<b>\$254,740</b>	- 16.5%	\$244,470	<b>\$268,300</b>	+ 9.7%
Percent of Original List Price Received*	99.6%	<b>102.8%</b>	+ 3.2%	101.3%	<b>100.2%</b>	- 1.1%
Inventory of Homes for Sale	15	<b>6</b>	- 60.0%	—	—	—
Months Supply of Inventory	3.8	<b>1.2</b>	- 68.4%	—	—	—

\* 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.

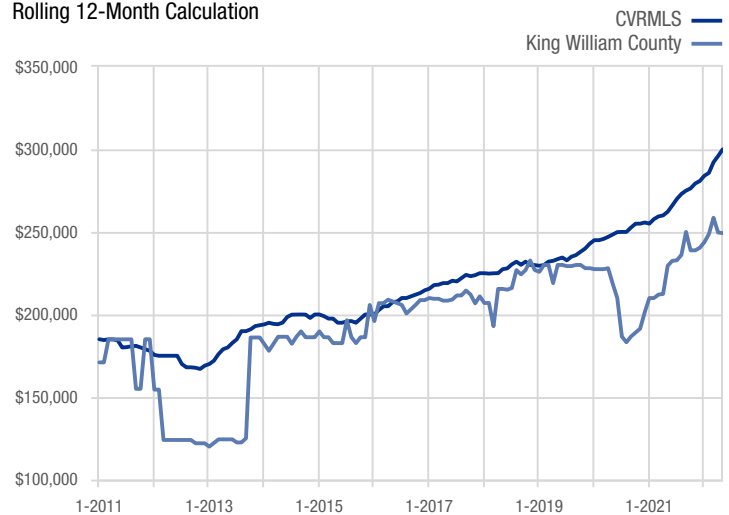
### Median Sales Price - Single-Family

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.