

Local Market Update – May 2022

A Research Tool Provided by Central Virginia Regional MLS.



Williamsburg City

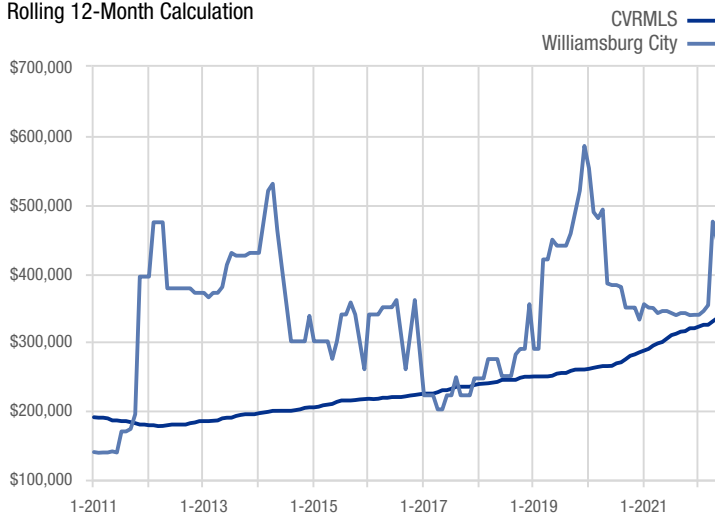
Single Family	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	1	3	+ 200.0%	12	11	- 8.3%
Pending Sales	0	1	—	10	8	- 20.0%
Closed Sales	3	2	- 33.3%	12	7	- 41.7%
Days on Market Until Sale	4	70	+ 1,650.0%	36	71	+ 97.2%
Median Sales Price*	\$552,000	\$627,500	+ 13.7%	\$342,000	\$769,000	+ 124.9%
Average Sales Price*	\$532,300	\$627,500	+ 17.9%	\$405,823	\$750,750	+ 85.0%
Percent of Original List Price Received*	97.6%	92.2%	- 5.5%	98.0%	98.0%	0.0%
Inventory of Homes for Sale	3	4	+ 33.3%	—	—	—
Months Supply of Inventory	1.4	2.1	+ 50.0%	—	—	—

Condo/Town	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	1	5	+ 400.0%	2	15	+ 650.0%
Pending Sales	2	3	+ 50.0%	2	11	+ 450.0%
Closed Sales	0	2	—	1	5	+ 400.0%
Days on Market Until Sale	—	4	—	6	7	+ 16.7%
Median Sales Price*	—	\$261,500	—	\$275,000	\$261,500	- 4.9%
Average Sales Price*	—	\$261,500	—	\$275,000	\$251,900	- 8.4%
Percent of Original List Price Received*	—	103.7%	—	100.0%	104.6%	+ 4.6%
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.

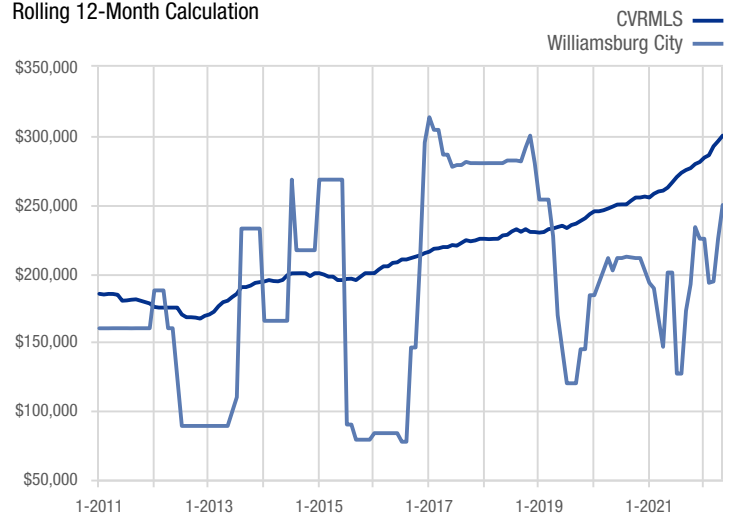
Median Sales Price - Single-Family

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.