

# Local Market Update – June 2022

A Research Tool Provided by Central Virginia Regional MLS.



## Williamsburg City

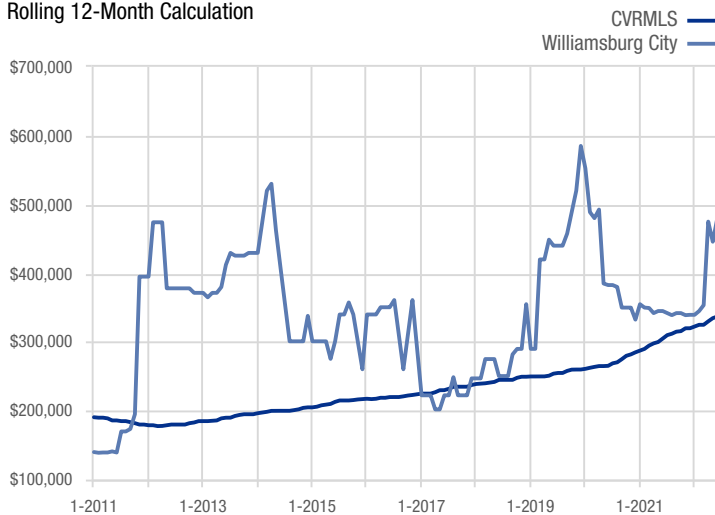
Single Family	June			Year to Date		
	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
New Listings	2	1	- 50.0%	14	13	- 7.1%
Pending Sales	2	3	+ 50.0%	12	11	- 8.3%
Closed Sales	0	3	—	12	10	- 16.7%
Days on Market Until Sale	—	19	—	36	54	+ 50.0%
Median Sales Price*	—	\$642,000	—	\$342,000	\$642,000	+ 87.7%
Average Sales Price*	—	\$688,350	—	\$405,823	\$729,950	+ 79.9%
Percent of Original List Price Received*	—	101.7%	—	98.0%	99.2%	+ 1.2%
Inventory of Homes for Sale	3	3	0.0%	—	—	—
Months Supply of Inventory	1.4	1.5	+ 7.1%	—	—	—

Condo/Town	June			Year to Date		
	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
New Listings	0	1	—	2	16	+ 700.0%
Pending Sales	0	2	—	2	11	+ 450.0%
Closed Sales	1	1	0.0%	2	6	+ 200.0%
Days on Market Until Sale	2	4	+ 100.0%	4	6	+ 50.0%
Median Sales Price*	\$400,000	\$385,000	- 3.8%	\$337,500	\$270,750	- 19.8%
Average Sales Price*	\$400,000	\$385,000	- 3.8%	\$337,500	\$274,083	- 18.8%
Percent of Original List Price Received*	100.0%	100.0%	0.0%	100.0%	103.9%	+ 3.9%
Inventory of Homes for Sale	0	7	—	—	—	—
Months Supply of Inventory	—	3.3	—	—	—	—

\* 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.

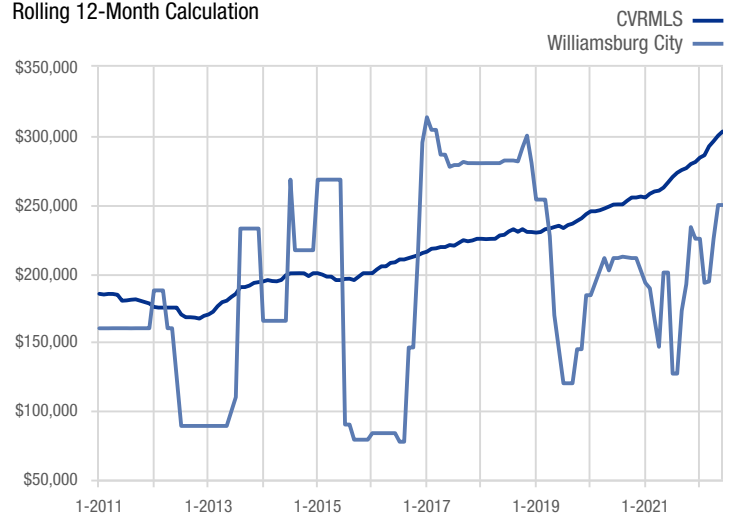
### Median Sales Price - Single-Family

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.