

# Local Market Update – February 2021

A Research Tool Provided by Central Virginia Regional MLS.



## King William County

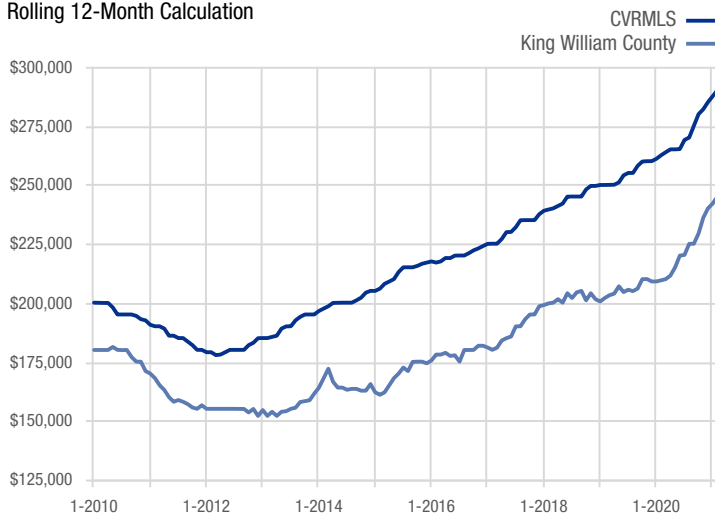
Single Family	February			Year to Date		
	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
<b>Key Metrics</b>						
New Listings	32	<b>25</b>	- 21.9%	80	<b>54</b>	- 32.5%
Pending Sales	28	<b>25</b>	- 10.7%	48	<b>53</b>	+ 10.4%
Closed Sales	12	<b>28</b>	+ 133.3%	31	<b>42</b>	+ 35.5%
Days on Market Until Sale	48	<b>36</b>	- 25.0%	51	<b>36</b>	- 29.4%
Median Sales Price*	\$217,500	<b>\$257,154</b>	+ 18.2%	\$213,500	<b>\$256,196</b>	+ 20.0%
Average Sales Price*	\$206,021	<b>\$253,772</b>	+ 23.2%	\$203,884	<b>\$249,813</b>	+ 22.5%
Percent of Original List Price Received*	97.9%	<b>100.2%</b>	+ 2.3%	97.5%	<b>100.2%</b>	+ 2.8%
Inventory of Homes for Sale	72	<b>39</b>	- 45.8%	—	—	—
Months Supply of Inventory	3.1	<b>1.5</b>	- 51.6%	—	—	—

Condo/Town	February			Year to Date		
	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
<b>Key Metrics</b>						
New Listings	3	<b>4</b>	+ 33.3%	11	<b>10</b>	- 9.1%
Pending Sales	1	<b>8</b>	+ 700.0%	5	<b>9</b>	+ 80.0%
Closed Sales	1	<b>3</b>	+ 200.0%	2	<b>5</b>	+ 150.0%
Days on Market Until Sale	18	<b>59</b>	+ 227.8%	164	<b>54</b>	- 67.1%
Median Sales Price*	\$255,000	<b>\$237,000</b>	- 7.1%	\$217,345	<b>\$212,430</b>	- 2.3%
Average Sales Price*	\$255,000	<b>\$242,781</b>	- 4.8%	\$217,345	<b>\$226,369</b>	+ 4.2%
Percent of Original List Price Received*	96.2%	<b>101.6%</b>	+ 5.6%	98.7%	<b>104.2%</b>	+ 5.6%
Inventory of Homes for Sale	15	<b>8</b>	- 46.7%	—	—	—
Months Supply of Inventory	7.8	<b>2.3</b>	- 70.5%	—	—	—

\* 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.

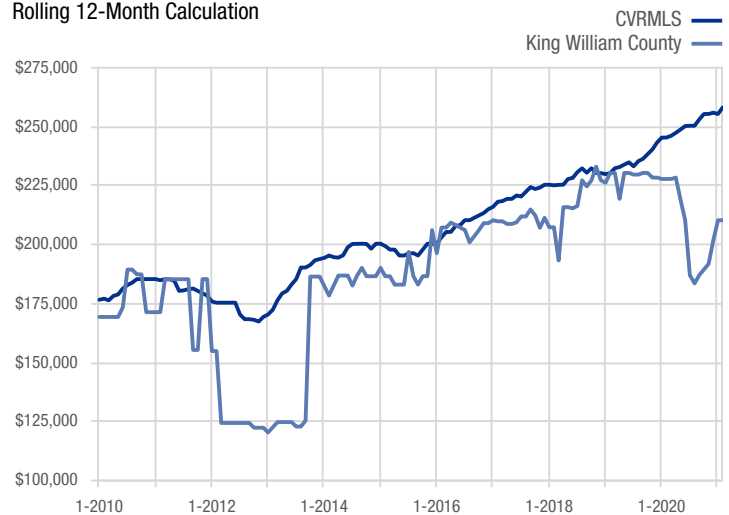
### Median Sales Price - Single-Family

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.