

Local Market Update – February 2021

A Research Tool Provided by Central Virginia Regional MLS.



Williamsburg City

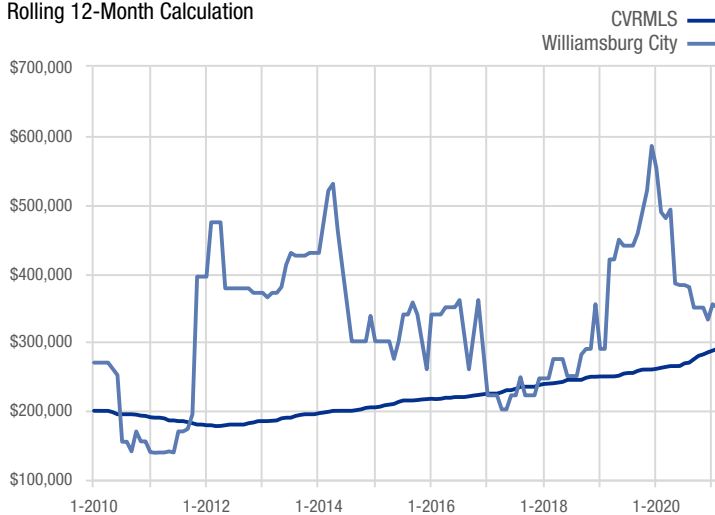
Single Family	February			Year to Date		
	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
Key Metrics						
New Listings	3	2	- 33.3%	4	4	0.0%
Pending Sales	2	1	- 50.0%	5	4	- 20.0%
Closed Sales	2	3	+ 50.0%	4	5	+ 25.0%
Days on Market Until Sale	73	83	+ 13.7%	108	67	- 38.0%
Median Sales Price*	\$328,000	\$339,000	+ 3.4%	\$293,000	\$339,000	+ 15.7%
Average Sales Price*	\$328,000	\$449,633	+ 37.1%	\$308,375	\$408,380	+ 32.4%
Percent of Original List Price Received*	97.5%	99.2%	+ 1.7%	95.3%	97.9%	+ 2.7%
Inventory of Homes for Sale	4	2	- 50.0%	—	—	—
Months Supply of Inventory	1.7	1.1	- 35.3%	—	—	—

Condo/Town	February			Year to Date		
	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
Key Metrics						
New Listings	2	0	- 100.0%	5	0	- 100.0%
Pending Sales	1	0	- 100.0%	3	0	- 100.0%
Closed Sales	2	1	- 50.0%	5	1	- 80.0%
Days on Market Until Sale	40	6	- 85.0%	38	6	- 84.2%
Median Sales Price*	\$216,450	\$275,000	+ 27.1%	\$212,000	\$275,000	+ 29.7%
Average Sales Price*	\$216,450	\$275,000	+ 27.1%	\$191,780	\$275,000	+ 43.4%
Percent of Original List Price Received*	100.0%	100.0%	0.0%	97.7%	100.0%	+ 2.4%
Inventory of Homes for Sale	6	0	- 100.0%	—	—	—
Months Supply of Inventory	4.8	—	—	—	—	—

* 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.

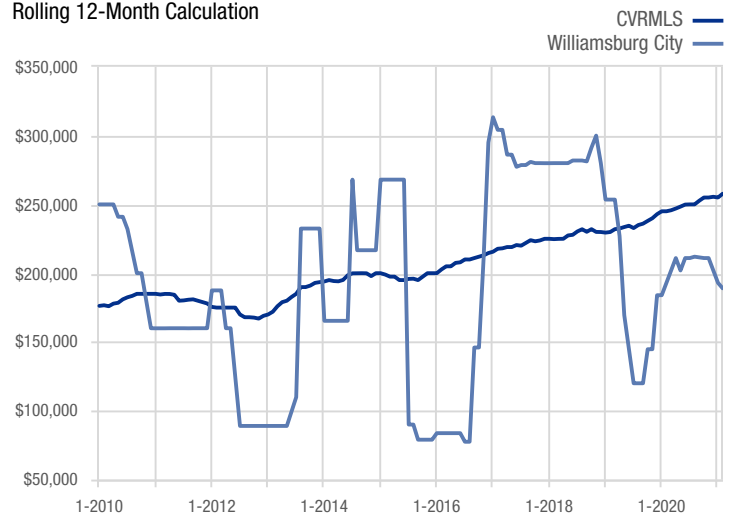
Median Sales Price - Single-Family

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.