

Local Market Update – May 2021

A Research Tool Provided by Central Virginia Regional MLS.



King William County

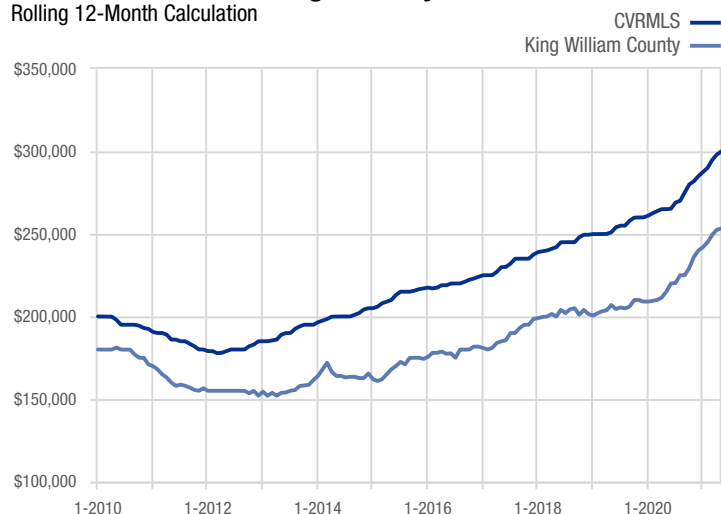
| Single Family | May | | | Year to Date | | |
|--|-----------|-----------|----------|--------------|-------------|----------|
| Key Metrics | 2020 | 2021 | % Change | Thru 5-2020 | Thru 5-2021 | % Change |
| New Listings | 38 | 41 | + 7.9% | 184 | 168 | - 8.7% |
| Pending Sales | 28 | 36 | + 28.6% | 133 | 157 | + 18.0% |
| Closed Sales | 21 | 27 | + 28.6% | 102 | 130 | + 27.5% |
| Days on Market Until Sale | 41 | 22 | - 46.3% | 45 | 28 | - 37.8% |
| Median Sales Price* | \$262,500 | \$287,500 | + 9.5% | \$224,250 | \$262,000 | + 16.8% |
| Average Sales Price* | \$275,434 | \$302,483 | + 9.8% | \$243,066 | \$277,111 | + 14.0% |
| Percent of Original List Price Received* | 99.0% | 103.0% | + 4.0% | 98.4% | 100.9% | + 2.5% |
| Inventory of Homes for Sale | 78 | 41 | - 47.4% | — | — | — |
| Months Supply of Inventory | 3.3 | 1.5 | - 54.5% | — | — | — |

| Condo/Town | May | | | Year to Date | | |
|--|-----------|-----------|----------|--------------|-------------|----------|
| Key Metrics | 2020 | 2021 | % Change | Thru 5-2020 | Thru 5-2021 | % Change |
| New Listings | 2 | 12 | + 500.0% | 17 | 31 | + 82.4% |
| Pending Sales | 1 | 9 | + 800.0% | 13 | 23 | + 76.9% |
| Closed Sales | 5 | 3 | - 40.0% | 12 | 15 | + 25.0% |
| Days on Market Until Sale | 20 | 69 | + 245.0% | 74 | 62 | - 16.2% |
| Median Sales Price* | \$246,526 | \$318,283 | + 29.1% | \$220,475 | \$232,500 | + 5.5% |
| Average Sales Price* | \$234,942 | \$305,060 | + 29.8% | \$218,972 | \$244,470 | + 11.6% |
| Percent of Original List Price Received* | 99.3% | 99.6% | + 0.3% | 98.0% | 101.3% | + 3.4% |
| Inventory of Homes for Sale | 11 | 15 | + 36.4% | — | — | — |
| Months Supply of Inventory | 5.3 | 3.8 | - 28.3% | — | — | — |

* 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.

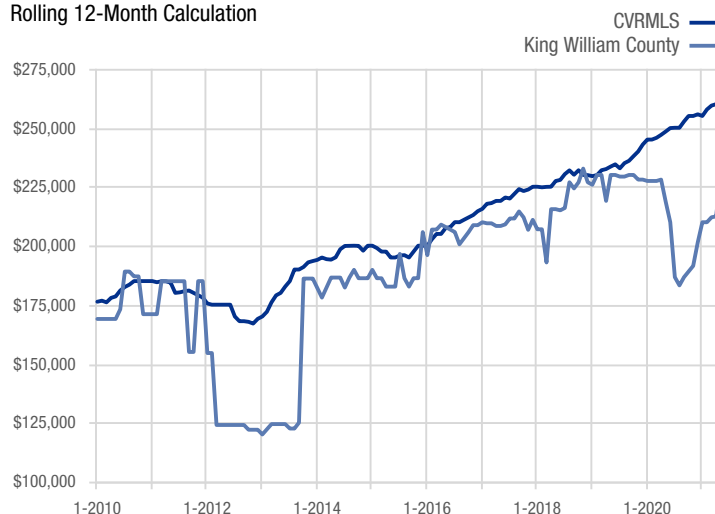
Median Sales Price - Single-Family

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.