

Local Market Update – May 2021

A Research Tool Provided by Central Virginia Regional MLS.



Williamsburg City

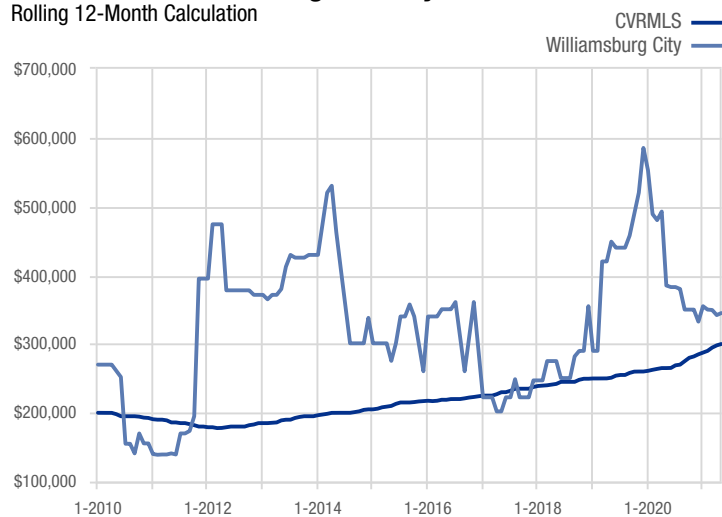
Single Family	May			Year to Date		
Key Metrics	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	1	1	0.0%	9	13	+ 44.4%
Pending Sales	0	0	0.0%	7	11	+ 57.1%
Closed Sales	2	3	+ 50.0%	9	12	+ 33.3%
Days on Market Until Sale	30	4	- 86.7%	58	36	- 37.9%
Median Sales Price*	\$327,500	\$552,000	+ 68.5%	\$315,000	\$342,000	+ 8.6%
Average Sales Price*	\$327,500	\$532,300	+ 62.5%	\$333,722	\$405,823	+ 21.6%
Percent of Original List Price Received*	116.4%	97.6%	- 16.2%	100.8%	98.0%	- 2.8%
Inventory of Homes for Sale	6	3	- 50.0%	—	—	—
Months Supply of Inventory	2.8	1.4	- 50.0%	—	—	—

Condo/Town	May			Year to Date		
Key Metrics	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	2	1	- 50.0%	10	2	- 80.0%
Pending Sales	1	2	+ 100.0%	6	2	- 66.7%
Closed Sales	2	0	- 100.0%	9	1	- 88.9%
Days on Market Until Sale	39	—	—	70	6	- 91.4%
Median Sales Price*	\$143,500	—	—	\$211,000	\$275,000	+ 30.3%
Average Sales Price*	\$143,500	—	—	\$185,878	\$275,000	+ 47.9%
Percent of Original List Price Received*	96.1%	—	—	97.2%	100.0%	+ 2.9%
Inventory of Homes for Sale	2	0	- 100.0%	—	—	—
Months Supply of Inventory	1.7	—	—	—	—	—

* 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.

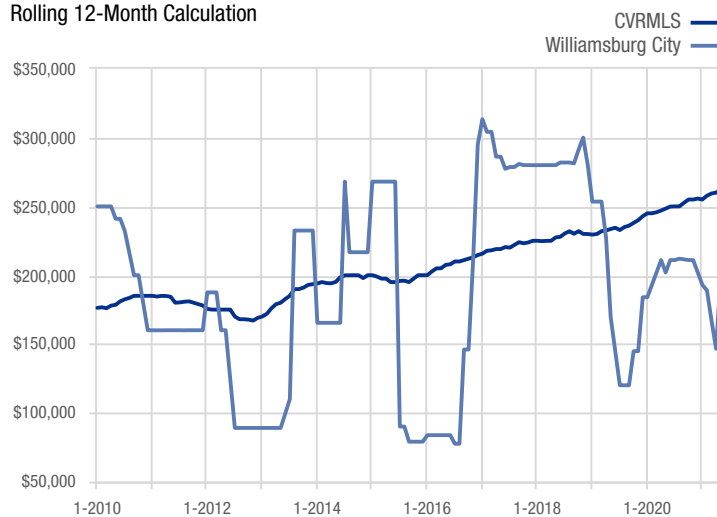
Median Sales Price - Single-Family

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.