

# Local Market Update – January 2022

A Research Tool Provided by Central Virginia Regional MLS.



## King William County

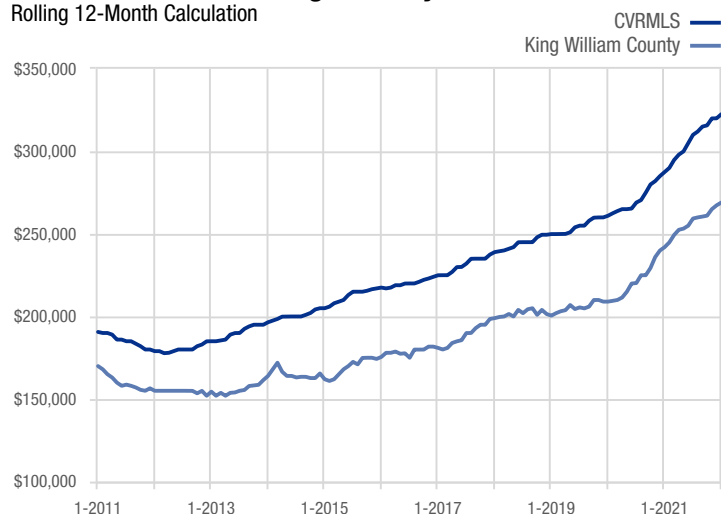
| Single Family                            | January   |                  |          | Year to Date |                  |          |
|--|-----------|------------------|----------|--------------|------------------|----------|
| Key Metrics                              | 2021      | 2022             | % Change | Thru 1-2021  | Thru 1-2022      | % Change |
| New Listings                             | 29        | 21               | - 27.6%  | 29           | 21               | - 27.6%  |
| Pending Sales                            | 27        | 24               | - 11.1%  | 27           | 24               | - 11.1%  |
| Closed Sales                             | 14        | 12               | - 14.3%  | 14           | 12               | - 14.3%  |
| Days on Market Until Sale                | 35        | 19               | - 45.7%  | 35           | 19               | - 45.7%  |
| Median Sales Price*                      | \$243,225 | <b>\$282,500</b> | + 16.1%  | \$243,225    | <b>\$282,500</b> | + 16.1%  |
| Average Sales Price*                     | \$241,897 | <b>\$304,670</b> | + 26.0%  | \$241,897    | <b>\$304,670</b> | + 26.0%  |
| Percent of Original List Price Received* | 100.2%    | <b>101.3%</b>    | + 1.1%   | 100.2%       | <b>101.3%</b>    | + 1.1%   |
| Inventory of Homes for Sale              | 41        | 34               | - 17.1%  | —            | —                | —        |
| Months Supply of Inventory               | 1.5       | 1.3              | - 13.3%  | —            | —                | —        |

| Condo/Town                               | January   |                  |          | Year to Date |                  |          |
|--|-----------|------------------|----------|--------------|------------------|----------|
| Key Metrics                              | 2021      | 2022             | % Change | Thru 1-2021  | Thru 1-2022      | % Change |
| New Listings                             | 6         | 8                | + 33.3%  | 6            | 8                | + 33.3%  |
| Pending Sales                            | 1         | 7                | + 600.0% | 1            | 7                | + 600.0% |
| Closed Sales                             | 2         | 6                | + 200.0% | 2            | 6                | + 200.0% |
| Days on Market Until Sale                | 47        | 80               | + 70.2%  | 47           | 80               | + 70.2%  |
| Median Sales Price*                      | \$201,750 | <b>\$248,890</b> | + 23.4%  | \$201,750    | <b>\$248,890</b> | + 23.4%  |
| Average Sales Price*                     | \$201,750 | <b>\$259,056</b> | + 28.4%  | \$201,750    | <b>\$259,056</b> | + 28.4%  |
| Percent of Original List Price Received* | 108.2%    | <b>97.9%</b>     | - 9.5%   | 108.2%       | <b>97.9%</b>     | - 9.5%   |
| Inventory of Homes for Sale              | 12        | 6                | - 50.0%  | —            | —                | —        |
| Months Supply of Inventory               | 4.3       | 1.1              | - 74.4%  | —            | —                | —        |

\* 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.

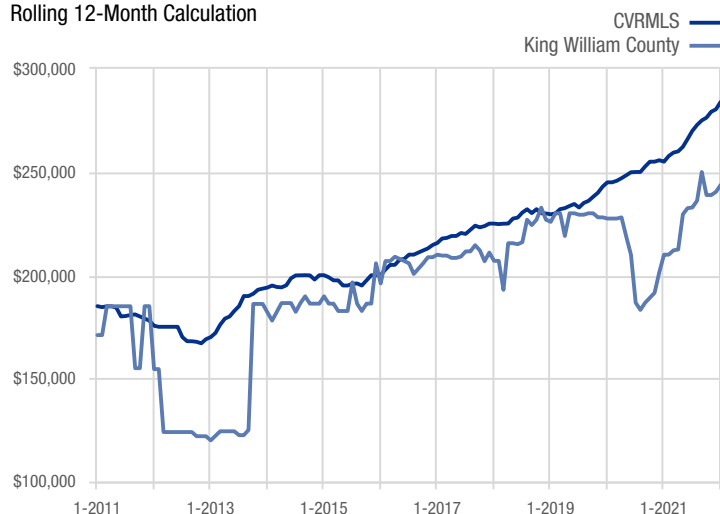
### Median Sales Price - Single-Family

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.