

Local Market Update – February 2022

A Research Tool Provided by Central Virginia Regional MLS.



King William County

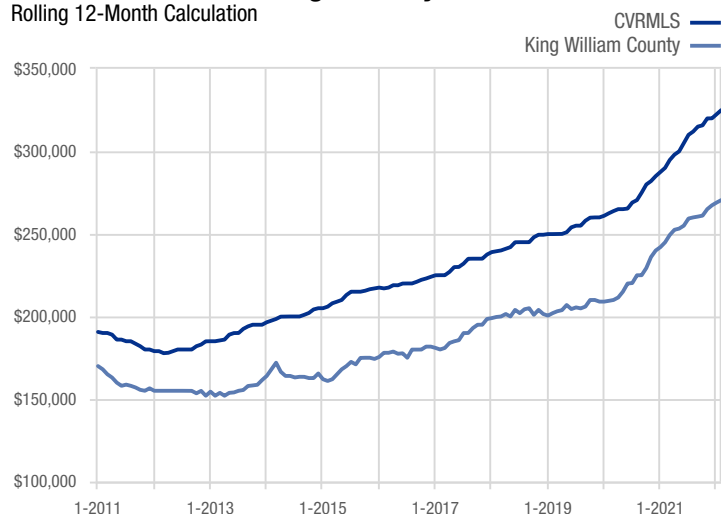
Single Family	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	25	37	+ 48.0%	54	58	+ 7.4%
Pending Sales	24	23	- 4.2%	51	47	- 7.8%
Closed Sales	28	16	- 42.9%	42	28	- 33.3%
Days on Market Until Sale	36	11	- 69.4%	36	15	- 58.3%
Median Sales Price*	\$257,154	\$315,000	+ 22.5%	\$256,196	\$305,000	+ 19.0%
Average Sales Price*	\$253,772	\$340,633	+ 34.2%	\$249,813	\$325,220	+ 30.2%
Percent of Original List Price Received*	100.2%	102.5%	+ 2.3%	100.2%	102.0%	+ 1.8%
Inventory of Homes for Sale	41	43	+ 4.9%	—	—	—
Months Supply of Inventory	1.5	1.7	+ 13.3%	—	—	—

Condo/Town	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	4	4	0.0%	10	12	+ 20.0%
Pending Sales	8	6	- 25.0%	9	13	+ 44.4%
Closed Sales	3	4	+ 33.3%	5	10	+ 100.0%
Days on Market Until Sale	59	16	- 72.9%	54	54	0.0%
Median Sales Price*	\$237,000	\$316,520	+ 33.6%	\$212,430	\$255,975	+ 20.5%
Average Sales Price*	\$242,781	\$304,085	+ 25.3%	\$226,369	\$277,068	+ 22.4%
Percent of Original List Price Received*	101.6%	99.8%	- 1.8%	104.2%	98.6%	- 5.4%
Inventory of Homes for Sale	8	4	- 50.0%	—	—	—
Months Supply of Inventory	2.3	0.8	- 65.2%	—	—	—

* 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.

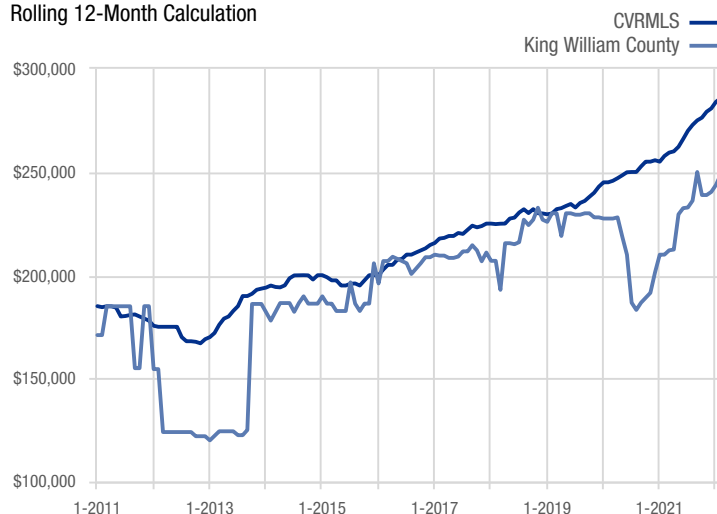
Median Sales Price - Single-Family

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.