

Local Market Update – February 2022

A Research Tool Provided by Central Virginia Regional MLS.



Williamsburg City

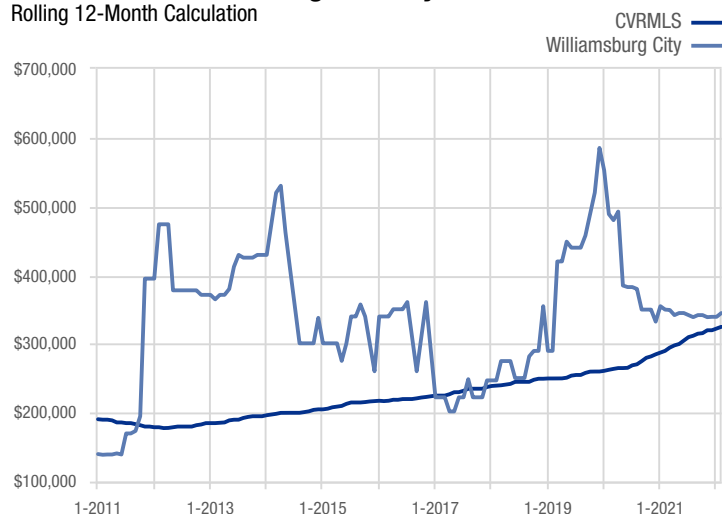
Single Family	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	2	2	0.0%	4	3	- 25.0%
Pending Sales	1	2	+ 100.0%	4	3	- 25.0%
Closed Sales	3	2	- 33.3%	5	2	- 60.0%
Days on Market Until Sale	83	140	+ 68.7%	67	140	+ 109.0%
Median Sales Price*	\$339,000	\$954,000	+ 181.4%	\$339,000	\$954,000	+ 181.4%
Average Sales Price*	\$449,633	\$954,000	+ 112.2%	\$408,380	\$954,000	+ 133.6%
Percent of Original List Price Received*	99.2%	101.2%	+ 2.0%	97.9%	101.2%	+ 3.4%
Inventory of Homes for Sale	2	1	- 50.0%	—	—	—
Months Supply of Inventory	1.1	0.5	- 54.5%	—	—	—

Condo/Town	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	0	1	—	0	2	—
Pending Sales	0	5	—	0	7	—
Closed Sales	1	1	0.0%	1	1	0.0%
Days on Market Until Sale	6	19	+ 216.7%	6	19	+ 216.7%
Median Sales Price*	\$275,000	\$145,000	- 47.3%	\$275,000	\$145,000	- 47.3%
Average Sales Price*	\$275,000	\$145,000	- 47.3%	\$275,000	\$145,000	- 47.3%
Percent of Original List Price Received*	100.0%	98.6%	- 1.4%	100.0%	98.6%	- 1.4%
Inventory of Homes for Sale	0	5	—	—	—	—
Months Supply of Inventory	—	1.8	—	—	—	—

* 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.

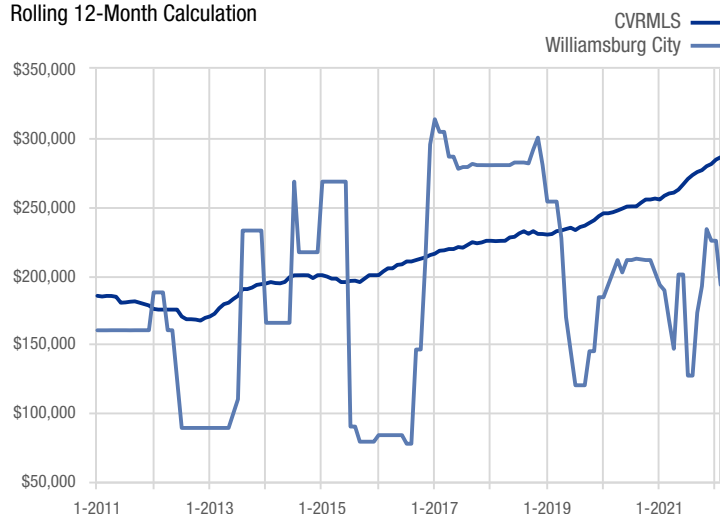
Median Sales Price - Single-Family

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.