

Local Market Update – August 2022

A Research Tool Provided by Central Virginia Regional MLS.



King William County

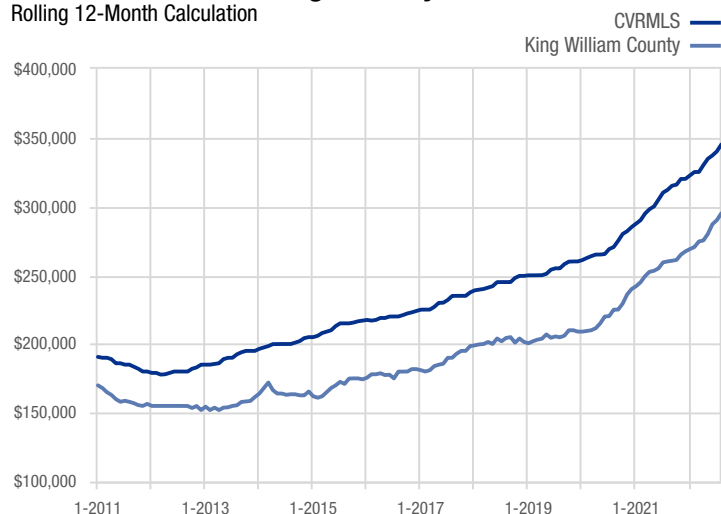
Single Family	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	28	19	- 32.1%	262	242	- 7.6%
Pending Sales	30	22	- 26.7%	234	205	- 12.4%
Closed Sales	29	32	+ 10.3%	215	191	- 11.2%
Days on Market Until Sale	12	28	+ 133.3%	23	23	0.0%
Median Sales Price*	\$269,950	\$341,410	+ 26.5%	\$265,000	\$315,000	+ 18.9%
Average Sales Price*	\$289,490	\$343,057	+ 18.5%	\$285,326	\$319,385	+ 11.9%
Percent of Original List Price Received*	100.7%	103.1%	+ 2.4%	101.2%	102.6%	+ 1.4%
Inventory of Homes for Sale	41	37	- 9.8%	—	—	—
Months Supply of Inventory	1.5	1.6	+ 6.7%	—	—	—

Condo/Town	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	9	3	- 66.7%	47	24	- 48.9%
Pending Sales	7	1	- 85.7%	41	19	- 53.7%
Closed Sales	2	0	- 100.0%	27	26	- 3.7%
Days on Market Until Sale	19	—	—	48	36	- 25.0%
Median Sales Price*	\$254,820	—	—	\$232,500	\$258,295	+ 11.1%
Average Sales Price*	\$254,820	—	—	\$240,948	\$270,003	+ 12.1%
Percent of Original List Price Received*	100.6%	—	—	100.8%	100.2%	- 0.6%
Inventory of Homes for Sale	8	8	0.0%	—	—	—
Months Supply of Inventory	1.7	2.2	+ 29.4%	—	—	—

* 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.

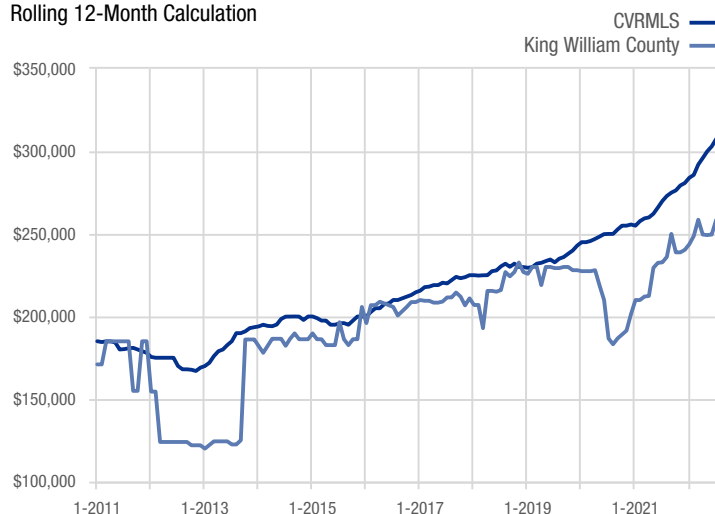
Median Sales Price - Single-Family

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.