

# Local Market Update – September 2022

A Research Tool Provided by Central Virginia Regional MLS.



## King William County

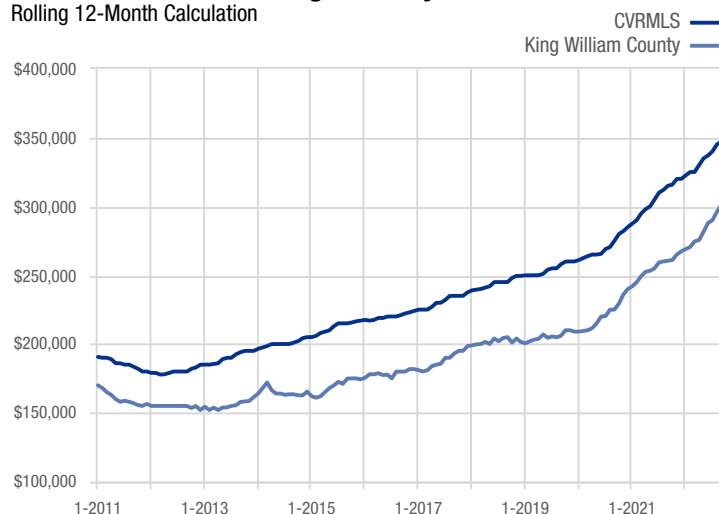
Single Family	September			Year to Date		
Key Metrics	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
New Listings	35	18	- 48.6%	297	260	- 12.5%
Pending Sales	24	19	- 20.8%	258	222	- 14.0%
Closed Sales	28	19	- 32.1%	243	211	- 13.2%
Days on Market Until Sale	25	56	+ 124.0%	23	27	+ 17.4%
Median Sales Price*	\$264,055	<b>\$325,000</b>	+ 23.1%	\$265,000	<b>\$316,500</b>	+ 19.4%
Average Sales Price*	\$301,290	<b>\$320,323</b>	+ 6.3%	\$287,181	<b>\$319,736</b>	+ 11.3%
Percent of Original List Price Received*	98.2%	<b>101.0%</b>	+ 2.9%	100.8%	<b>102.5%</b>	+ 1.7%
Inventory of Homes for Sale	47	30	- 36.2%	—	—	—
Months Supply of Inventory	1.8	1.3	- 27.8%	—	—	—

Condo/Town	September			Year to Date		
Key Metrics	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
New Listings	7	4	- 42.9%	54	28	- 48.1%
Pending Sales	4	2	- 50.0%	45	21	- 53.3%
Closed Sales	11	3	- 72.7%	38	29	- 23.7%
Days on Market Until Sale	21	29	+ 38.1%	40	35	- 12.5%
Median Sales Price*	\$291,507	<b>\$253,950</b>	- 12.9%	\$236,745	<b>\$258,000</b>	+ 9.0%
Average Sales Price*	\$281,949	<b>\$295,338</b>	+ 4.7%	\$252,817	<b>\$272,624</b>	+ 7.8%
Percent of Original List Price Received*	100.0%	<b>100.1%</b>	+ 0.1%	100.5%	<b>100.2%</b>	- 0.3%
Inventory of Homes for Sale	11	10	- 9.1%	—	—	—
Months Supply of Inventory	2.4	2.9	+ 20.8%	—	—	—

\* 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.

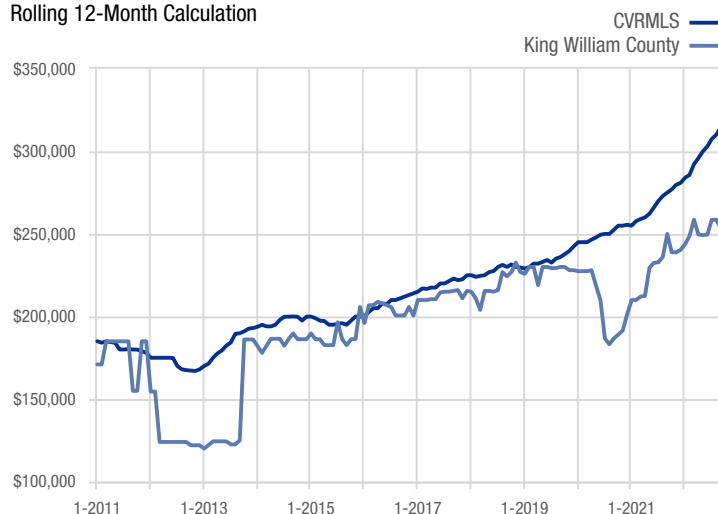
### Median Sales Price - Single-Family

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.