

Local Market Update – September 2022

A Research Tool Provided by Central Virginia Regional MLS.



Williamsburg City

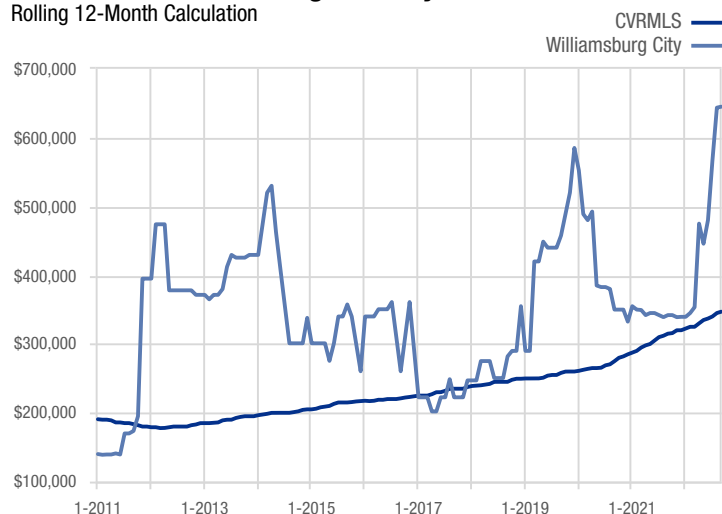
Single Family	September			Year to Date		
Key Metrics	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
New Listings	0	2	—	19	17	- 10.5%
Pending Sales	0	2	—	15	16	+ 6.7%
Closed Sales	1	0	- 100.0%	16	14	- 12.5%
Days on Market Until Sale	34	—	—	32	46	+ 43.8%
Median Sales Price*	\$475,000	—	—	\$330,500	\$769,000	+ 132.7%
Average Sales Price*	\$475,000	—	—	\$381,242	\$748,573	+ 96.4%
Percent of Original List Price Received*	97.1%	—	—	98.3%	99.3%	+ 1.0%
Inventory of Homes for Sale	4	1	- 75.0%	—	—	—
Months Supply of Inventory	2.1	0.5	- 76.2%	—	—	—

Condo/Town	September			Year to Date		
Key Metrics	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
New Listings	0	7	—	6	30	+ 400.0%
Pending Sales	2	2	0.0%	5	18	+ 260.0%
Closed Sales	2	4	+ 100.0%	5	14	+ 180.0%
Days on Market Until Sale	13	107	+ 723.1%	8	37	+ 362.5%
Median Sales Price*	\$172,750	\$304,423	+ 76.2%	\$192,000	\$291,923	+ 52.0%
Average Sales Price*	\$172,750	\$299,086	+ 73.1%	\$229,500	\$291,093	+ 26.8%
Percent of Original List Price Received*	99.0%	105.2%	+ 6.3%	100.1%	103.2%	+ 3.1%
Inventory of Homes for Sale	1	11	+ 1,000.0%	—	—	—
Months Supply of Inventory	0.7	4.8	+ 585.7%	—	—	—

* 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.

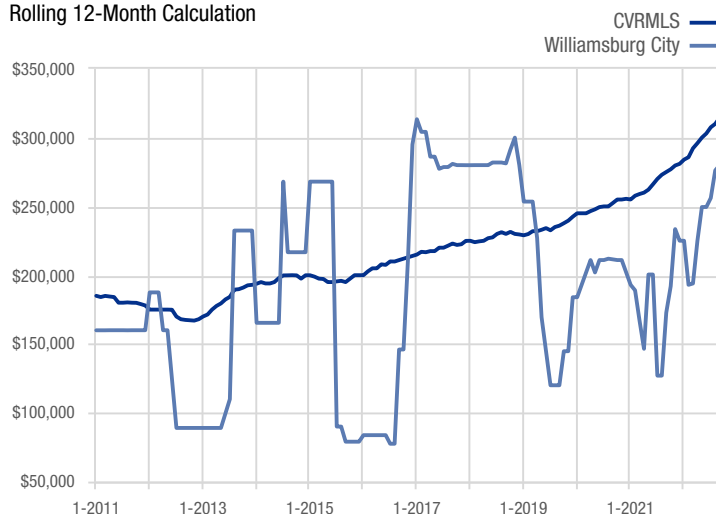
Median Sales Price - Single-Family

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.