

Local Market Update – November 2022

A Research Tool Provided by Central Virginia Regional MLS.



King William County

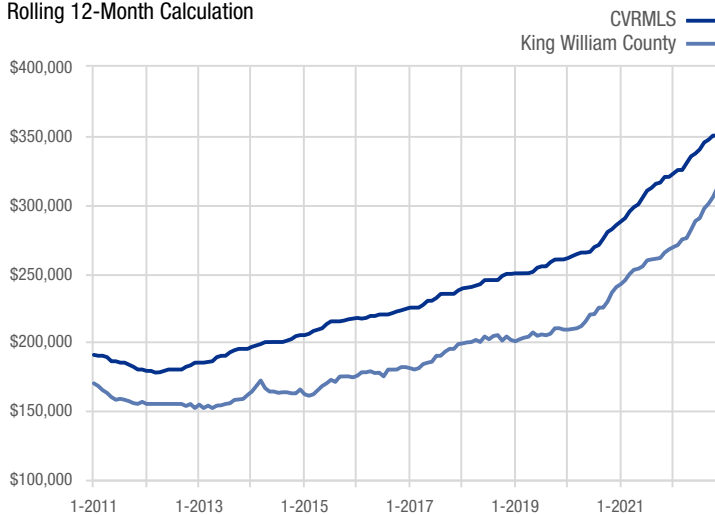
Single Family	November			Year to Date		
Key Metrics	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	19	21	+ 10.5%	344	303	- 11.9%
Pending Sales	12	17	+ 41.7%	299	251	- 16.1%
Closed Sales	28	22	- 21.4%	294	250	- 15.0%
Days on Market Until Sale	30	19	- 36.7%	23	25	+ 8.7%
Median Sales Price*	\$277,475	\$346,700	+ 24.9%	\$266,430	\$319,950	+ 20.1%
Average Sales Price*	\$315,489	\$345,532	+ 9.5%	\$289,661	\$322,148	+ 11.2%
Percent of Original List Price Received*	98.8%	99.4%	+ 0.6%	100.7%	102.0%	+ 1.3%
Inventory of Homes for Sale	45	35	- 22.2%	—	—	—
Months Supply of Inventory	1.7	1.6	- 5.9%	—	—	—

Condo/Town	November			Year to Date		
Key Metrics	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	0	0	0.0%	57	30	- 47.4%
Pending Sales	2	0	- 100.0%	48	25	- 47.9%
Closed Sales	1	6	+ 500.0%	41	37	- 9.8%
Days on Market Until Sale	134	32	- 76.1%	41	42	+ 2.4%
Median Sales Price*	\$297,500	\$322,229	+ 8.3%	\$237,000	\$262,000	+ 10.5%
Average Sales Price*	\$297,500	\$315,937	+ 6.2%	\$254,255	\$284,569	+ 11.9%
Percent of Original List Price Received*	105.1%	100.1%	- 4.8%	100.6%	100.9%	+ 0.3%
Inventory of Homes for Sale	10	8	- 20.0%	—	—	—
Months Supply of Inventory	2.3	2.0	- 13.0%	—	—	—

* 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.

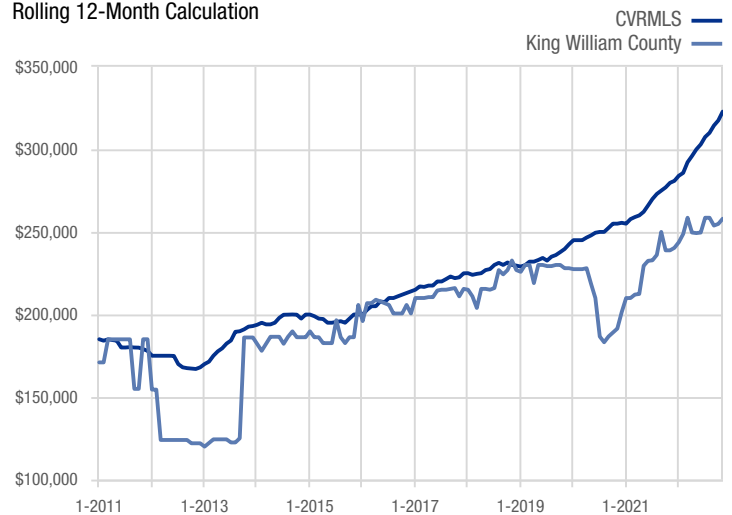
Median Sales Price - Single-Family

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.