

# Local Market Update – November 2022

A Research Tool Provided by Central Virginia Regional MLS.



## Williamsburg City

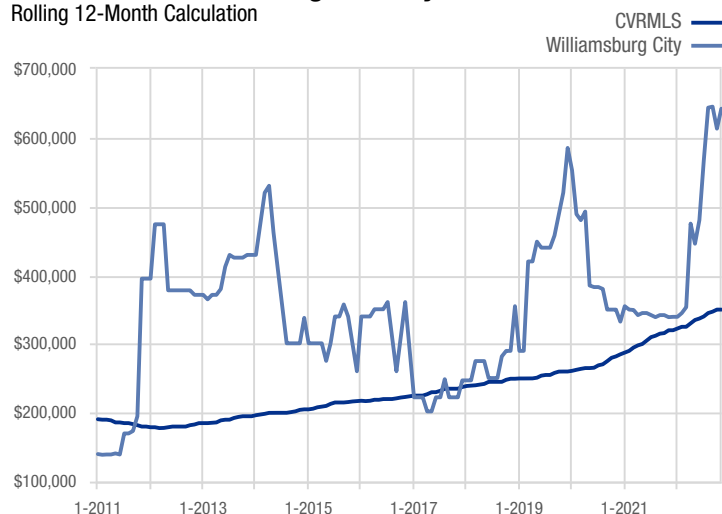
Single Family	November			Year to Date		
Key Metrics	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	3	5	+ 66.7%	22	23	+ 4.5%
Pending Sales	2	3	+ 50.0%	19	19	0.0%
Closed Sales	2	0	- 100.0%	19	17	- 10.5%
Days on Market Until Sale	49	—	—	34	42	+ 23.5%
Median Sales Price*	\$292,625	—	—	\$339,000	\$643,500	+ 89.8%
Average Sales Price*	\$292,625	—	—	\$391,059	\$710,278	+ 81.6%
Percent of Original List Price Received*	96.5%	—	—	97.9%	98.7%	+ 0.8%
Inventory of Homes for Sale	1	4	+ 300.0%	—	—	—
Months Supply of Inventory	0.5	1.9	+ 280.0%	—	—	—

Condo/Town	November			Year to Date		
Key Metrics	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	7	3	- 57.1%	25	35	+ 40.0%
Pending Sales	3	5	+ 66.7%	12	20	+ 66.7%
Closed Sales	1	0	- 100.0%	7	14	+ 100.0%
Days on Market Until Sale	16	—	—	8	37	+ 362.5%
Median Sales Price*	\$399,210	—	—	\$275,000	\$291,923	+ 6.2%
Average Sales Price*	\$399,210	—	—	\$275,890	\$291,093	+ 5.5%
Percent of Original List Price Received*	100.0%	—	—	100.1%	103.2%	+ 3.1%
Inventory of Homes for Sale	11	6	- 45.5%	—	—	—
Months Supply of Inventory	5.1	2.7	- 47.1%	—	—	—

\* 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



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.

### Median Sales Price - Condo/Town

Rolling 12-Month Calculation

