

Local Market Update – December 2022

A Research Tool Provided by Central Virginia Regional MLS.



King William County

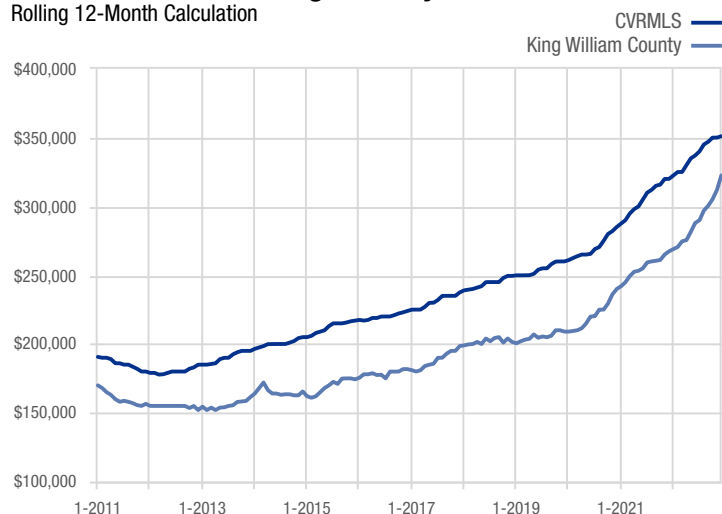
Single Family	December			Year to Date		
Key Metrics	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	20	18	- 10.0%	364	321	- 11.8%
Pending Sales	16	13	- 18.8%	315	263	- 16.5%
Closed Sales	26	34	+ 30.8%	320	284	- 11.3%
Days on Market Until Sale	19	25	+ 31.6%	22	25	+ 13.6%
Median Sales Price*	\$274,500	\$370,768	+ 35.1%	\$267,322	\$322,500	+ 20.6%
Average Sales Price*	\$282,177	\$376,293	+ 33.4%	\$289,093	\$328,746	+ 13.7%
Percent of Original List Price Received*	99.5%	99.1%	- 0.4%	100.6%	101.6%	+ 1.0%
Inventory of Homes for Sale	39	36	- 7.7%	—	—	—
Months Supply of Inventory	1.5	1.6	+ 6.7%	—	—	—

Condo/Town	December			Year to Date		
Key Metrics	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	5	2	- 60.0%	62	32	- 48.4%
Pending Sales	7	0	- 100.0%	55	26	- 52.7%
Closed Sales	8	0	- 100.0%	49	38	- 22.4%
Days on Market Until Sale	37	—	—	41	42	+ 2.4%
Median Sales Price*	\$242,053	—	—	\$240,365	\$262,000	+ 9.0%
Average Sales Price*	\$243,728	—	—	\$252,536	\$284,569	+ 12.7%
Percent of Original List Price Received*	99.9%	—	—	100.5%	100.9%	+ 0.4%
Inventory of Homes for Sale	6	7	+ 16.7%	—	—	—
Months Supply of Inventory	1.3	1.9	+ 46.2%	—	—	—

* 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.

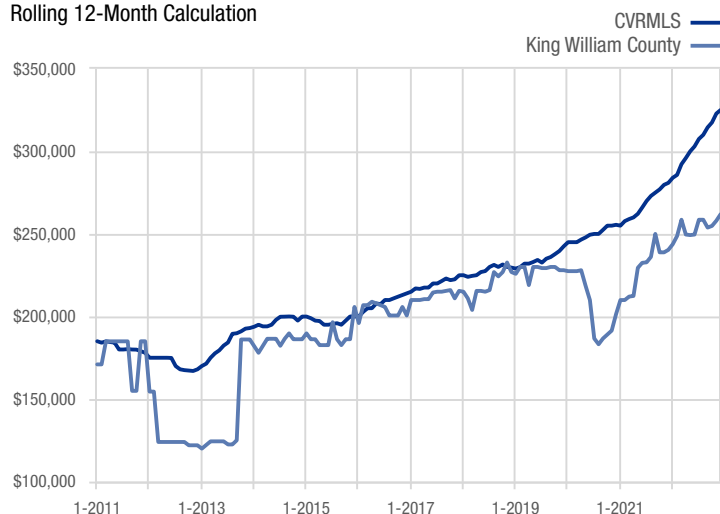
Median Sales Price - Single-Family

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.