

Local Market Update – December 2022

A Research Tool Provided by Central Virginia Regional MLS.



Williamsburg City

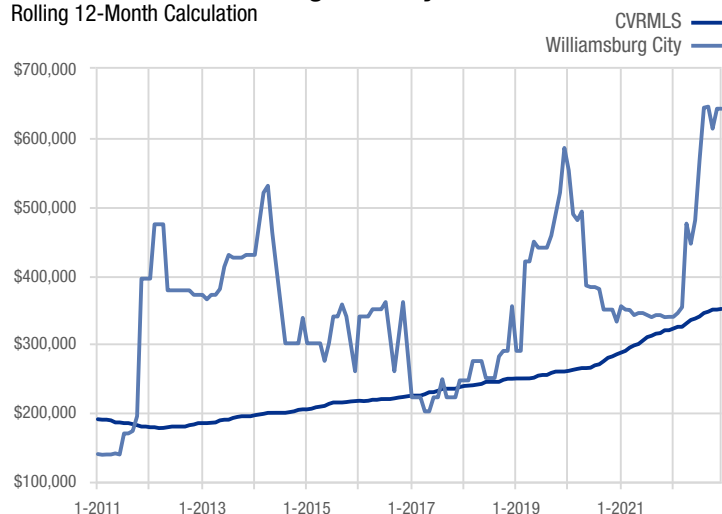
Single Family	December			Year to Date		
Key Metrics	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	0	0	0.0%	22	23	+ 4.5%
Pending Sales	0	0	0.0%	19	19	0.0%
Closed Sales	1	1	0.0%	20	18	- 10.0%
Days on Market Until Sale	0	2	—	32	40	+ 25.0%
Median Sales Price*	\$480,000	\$309,000	- 35.6%	\$339,500	\$642,000	+ 89.1%
Average Sales Price*	\$480,000	\$309,000	- 35.6%	\$395,506	\$686,674	+ 73.6%
Percent of Original List Price Received*	100.0%	100.0%	0.0%	98.1%	98.8%	+ 0.7%
Inventory of Homes for Sale	1	3	+ 200.0%	—	—	—
Months Supply of Inventory	0.5	1.4	+ 180.0%	—	—	—

Condo/Town	December			Year to Date		
Key Metrics	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	0	2	—	25	37	+ 48.0%
Pending Sales	0	2	—	12	22	+ 83.3%
Closed Sales	3	6	+ 100.0%	10	20	+ 100.0%
Days on Market Until Sale	4	47	+ 1,075.0%	7	40	+ 471.4%
Median Sales Price*	\$194,000	\$291,778	+ 50.4%	\$225,050	\$291,778	+ 29.7%
Average Sales Price*	\$195,867	\$294,662	+ 50.4%	\$251,883	\$292,164	+ 16.0%
Percent of Original List Price Received*	104.0%	103.0%	- 1.0%	101.3%	103.2%	+ 1.9%
Inventory of Homes for Sale	11	5	- 54.5%	—	—	—
Months Supply of Inventory	4.6	2.3	- 50.0%	—	—	—

* 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.

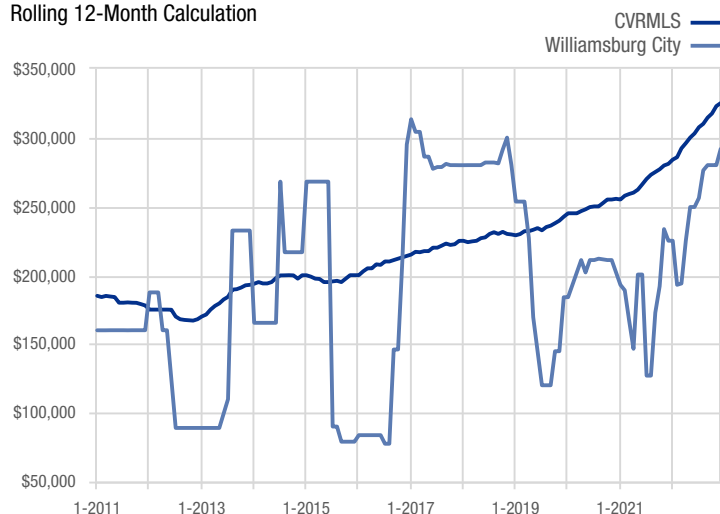
Median Sales Price - Single-Family

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.