

# Local Market Update – April 2022

A Research Tool Provided by Central Virginia Regional MLS.



## King William County

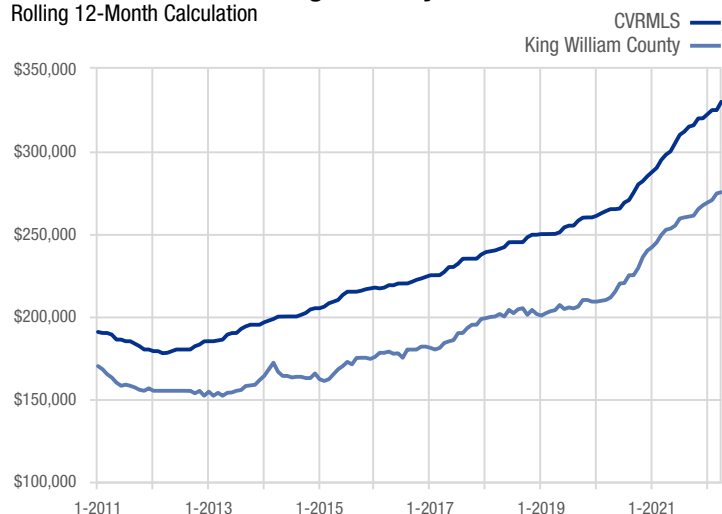
Single Family	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	36	30	- 16.7%	127	130	+ 2.4%
Pending Sales	29	32	+ 10.3%	119	113	- 5.0%
Closed Sales	32	31	- 3.1%	103	71	- 31.1%
Days on Market Until Sale	18	37	+ 105.6%	30	26	- 13.3%
Median Sales Price*	\$268,246	\$310,000	+ 15.6%	\$261,075	\$310,000	+ 18.7%
Average Sales Price*	\$271,924	\$315,770	+ 16.1%	\$270,706	\$319,461	+ 18.0%
Percent of Original List Price Received*	101.3%	101.7%	+ 0.4%	100.4%	101.9%	+ 1.5%
Inventory of Homes for Sale	41	43	+ 4.9%	—	—	—
Months Supply of Inventory	1.5	1.7	+ 13.3%	—	—	—

Condo/Town	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	8	0	- 100.0%	19	13	- 31.6%
Pending Sales	4	0	- 100.0%	14	13	- 7.1%
Closed Sales	3	2	- 33.3%	12	19	+ 58.3%
Days on Market Until Sale	39	25	- 35.9%	61	46	- 24.6%
Median Sales Price*	\$285,745	\$241,953	- 15.3%	\$220,965	\$258,590	+ 17.0%
Average Sales Price*	\$250,326	\$241,953	- 3.3%	\$229,323	\$269,727	+ 17.6%
Percent of Original List Price Received*	98.7%	100.5%	+ 1.8%	101.7%	99.9%	- 1.8%
Inventory of Homes for Sale	12	5	- 58.3%	—	—	—
Months Supply of Inventory	3.7	0.9	- 75.7%	—	—	—

\* 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.

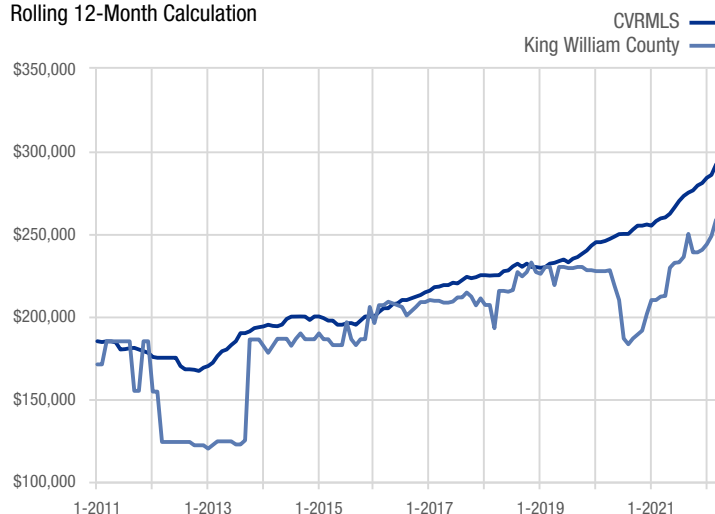
### Median Sales Price - Single-Family

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.