

Local Market Update – April 2022

A Research Tool Provided by Central Virginia Regional MLS.



Williamsburg City

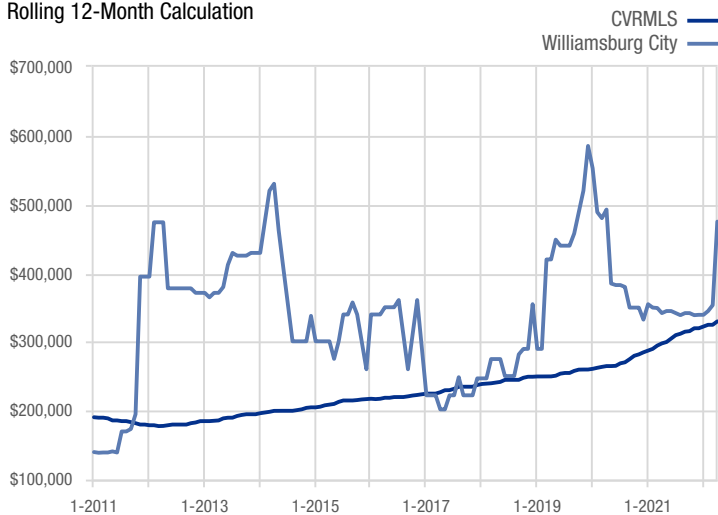
Single Family	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	4	3	- 25.0%	11	8	- 27.3%
Pending Sales	3	3	0.0%	10	7	- 30.0%
Closed Sales	4	2	- 50.0%	9	5	- 44.4%
Days on Market Until Sale	19	2	- 89.5%	46	71	+ 54.3%
Median Sales Price*	\$333,500	\$925,000	+ 177.4%	\$339,000	\$769,000	+ 126.8%
Average Sales Price*	\$307,769	\$925,000	+ 200.6%	\$363,664	\$812,375	+ 123.4%
Percent of Original List Price Received*	98.5%	99.2%	+ 0.7%	98.2%	100.9%	+ 2.7%
Inventory of Homes for Sale	3	3	0.0%	—	—	—
Months Supply of Inventory	1.4	1.5	+ 7.1%	—	—	—

Condo/Town	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	1	6	+ 500.0%	1	10	+ 900.0%
Pending Sales	0	4	—	0	10	—
Closed Sales	0	1	—	1	3	+ 200.0%
Days on Market Until Sale	—	3	—	6	8	+ 33.3%
Median Sales Price*	—	\$261,500	—	\$275,000	\$261,500	- 4.9%
Average Sales Price*	—	\$261,500	—	\$275,000	\$245,500	- 10.7%
Percent of Original List Price Received*	—	115.2%	—	100.0%	105.2%	+ 5.2%
Inventory of Homes for Sale	1	8	+ 700.0%	—	—	—
Months Supply of Inventory	1.0	3.1	+ 210.0%	—	—	—

* 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.

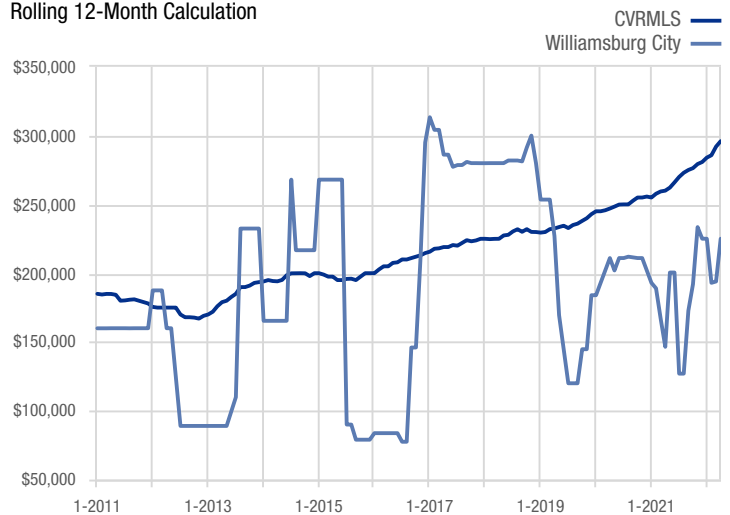
Median Sales Price - Single-Family

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.