

Local Market Update – January 2023

A Research Tool Provided by Central Virginia Regional MLS.



King William County

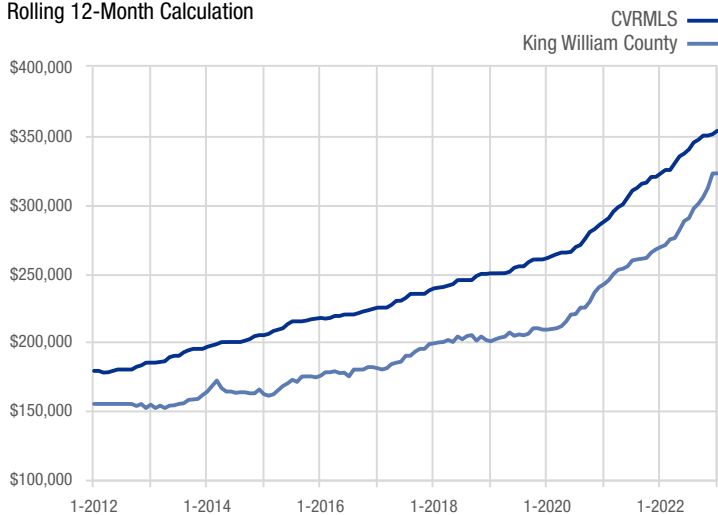
Single Family	January			Year to Date		
	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
New Listings	20	19	- 5.0%	20	19	- 5.0%
Pending Sales	25	16	- 36.0%	25	16	- 36.0%
Closed Sales	12	10	- 16.7%	12	10	- 16.7%
Days on Market Until Sale	19	8	- 57.9%	19	8	- 57.9%
Median Sales Price*	\$282,500	\$312,250	+ 10.5%	\$282,500	\$312,250	+ 10.5%
Average Sales Price*	\$304,670	\$321,879	+ 5.6%	\$304,670	\$321,879	+ 5.6%
Percent of Original List Price Received*	101.3%	99.0%	- 2.3%	101.3%	99.0%	- 2.3%
Inventory of Homes for Sale	34	34	0.0%	—	—	—
Months Supply of Inventory	1.3	1.6	+ 23.1%	—	—	—

Condo/Town	January			Year to Date		
	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
New Listings	8	1	- 87.5%	8	1	- 87.5%
Pending Sales	8	2	- 75.0%	8	2	- 75.0%
Closed Sales	6	2	- 66.7%	6	2	- 66.7%
Days on Market Until Sale	80	64	- 20.0%	80	64	- 20.0%
Median Sales Price*	\$248,890	\$383,968	+ 54.3%	\$248,890	\$383,968	+ 54.3%
Average Sales Price*	\$259,056	\$383,968	+ 48.2%	\$259,056	\$383,968	+ 48.2%
Percent of Original List Price Received*	97.9%	99.2%	+ 1.3%	97.9%	99.2%	+ 1.3%
Inventory of Homes for Sale	7	5	- 28.6%	—	—	—
Months Supply of Inventory	1.4	1.9	+ 35.7%	—	—	—

* 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.

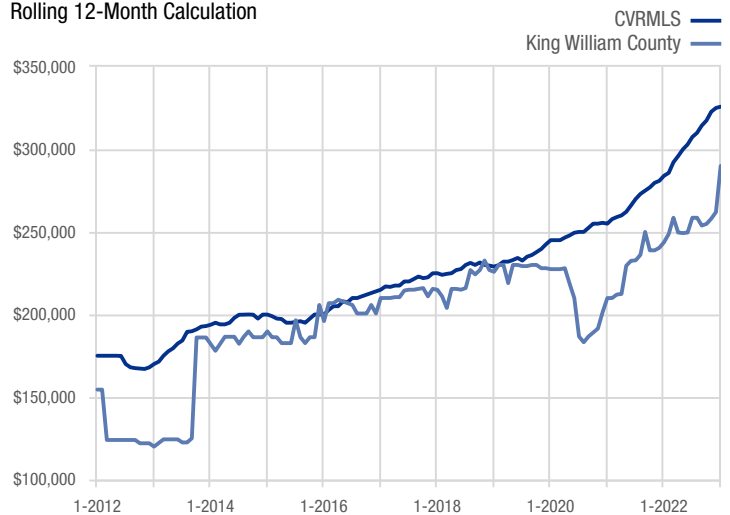
Median Sales Price - Single-Family

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.