

Local Market Update – January 2023

A Research Tool Provided by Central Virginia Regional MLS.



Williamsburg City

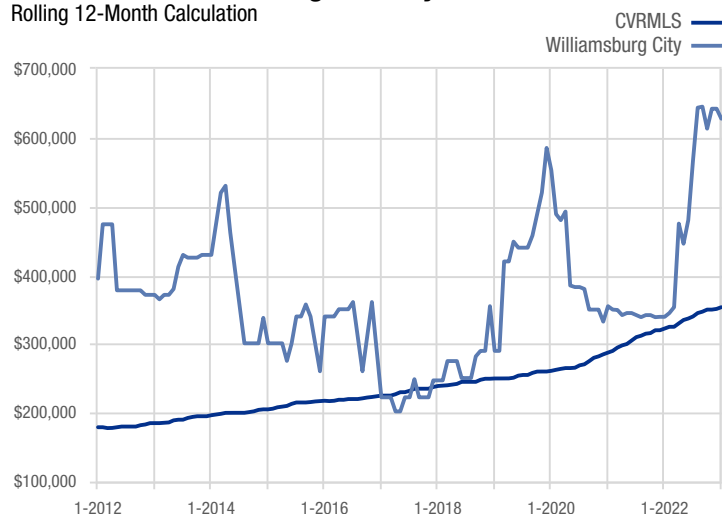
Single Family	January			Year to Date		
Key Metrics	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
New Listings	1	1	0.0%	1	1	0.0%
Pending Sales	1	2	+ 100.0%	1	2	+ 100.0%
Closed Sales	0	1	—	0	1	—
Days on Market Until Sale	—	9	—	—	9	—
Median Sales Price*	—	\$295,000	—	—	\$295,000	—
Average Sales Price*	—	\$295,000	—	—	\$295,000	—
Percent of Original List Price Received*	—	101.7%	—	—	101.7%	—
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	0.5	0.5	0.0%	—	—	—

Condo/Town	January			Year to Date		
Key Metrics	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
New Listings	1	7	+ 600.0%	1	7	+ 600.0%
Pending Sales	1	2	+ 100.0%	1	2	+ 100.0%
Closed Sales	0	2	—	0	2	—
Days on Market Until Sale	—	12	—	—	12	—
Median Sales Price*	—	\$377,500	—	—	\$377,500	—
Average Sales Price*	—	\$377,500	—	—	\$377,500	—
Percent of Original List Price Received*	—	101.2%	—	—	101.2%	—
Inventory of Homes for Sale	11	5	- 54.5%	—	—	—
Months Supply of Inventory	5.1	2.2	- 56.9%	—	—	—

* 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.

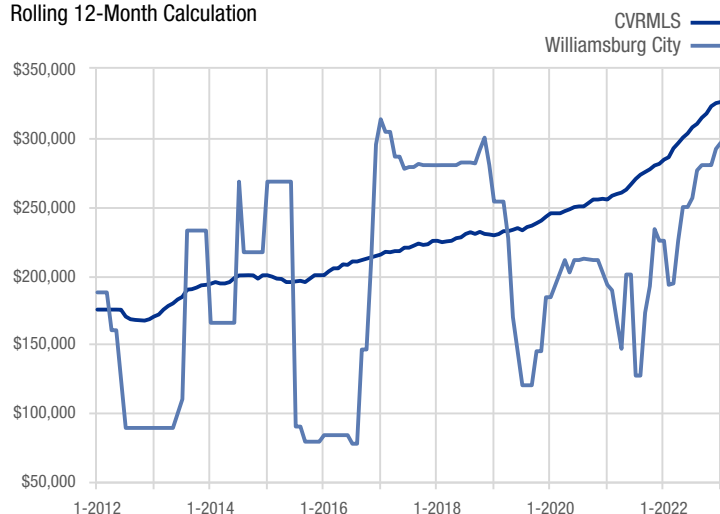
Median Sales Price - Single-Family

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.