

# Local Market Update – February 2023

A Research Tool Provided by Central Virginia Regional MLS.



## King William County

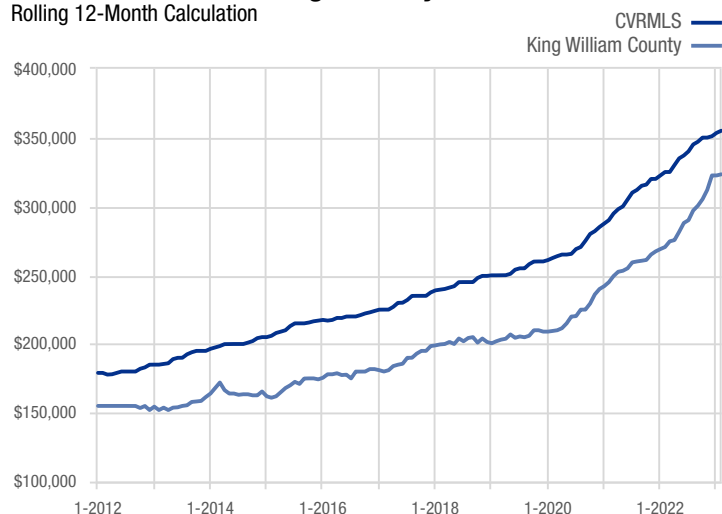
Single Family	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	38	15	- 60.5%	58	34	- 41.4%
Pending Sales	19	15	- 21.1%	44	31	- 29.5%
Closed Sales	16	7	- 56.3%	28	17	- 39.3%
Days on Market Until Sale	11	25	+ 127.3%	15	15	0.0%
Median Sales Price*	\$315,000	<b>\$314,999</b>	- 0.0%	\$305,000	<b>\$314,999</b>	+ 3.3%
Average Sales Price*	\$340,633	<b>\$325,772</b>	- 4.4%	\$325,220	<b>\$323,482</b>	- 0.5%
Percent of Original List Price Received*	102.5%	<b>100.5%</b>	- 2.0%	102.0%	<b>99.6%</b>	- 2.4%
Inventory of Homes for Sale	47	32	- 31.9%	—	—	—
Months Supply of Inventory	1.8	1.5	- 16.7%	—	—	—

Condo/Town	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	4	3	- 25.0%	12	4	- 66.7%
Pending Sales	5	2	- 60.0%	13	4	- 69.2%
Closed Sales	4	1	- 75.0%	10	3	- 70.0%
Days on Market Until Sale	16	0	- 100.0%	54	43	- 20.4%
Median Sales Price*	\$316,520	<b>\$185,000</b>	- 41.6%	\$255,975	<b>\$325,000</b>	+ 27.0%
Average Sales Price*	\$304,085	<b>\$185,000</b>	- 39.2%	\$277,068	<b>\$317,645</b>	+ 14.6%
Percent of Original List Price Received*	99.8%	<b>92.5%</b>	- 7.3%	98.6%	<b>97.0%</b>	- 1.6%
Inventory of Homes for Sale	6	6	0.0%	—	—	—
Months Supply of Inventory	1.2	2.7	+ 125.0%	—	—	—

\* 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.

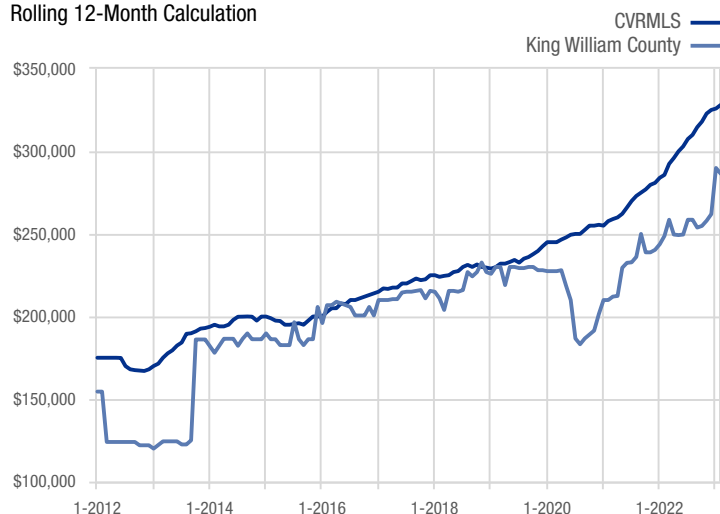
### Median Sales Price - Single-Family

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.