

Local Market Update – March 2023

A Research Tool Provided by Central Virginia Regional MLS.



King William County

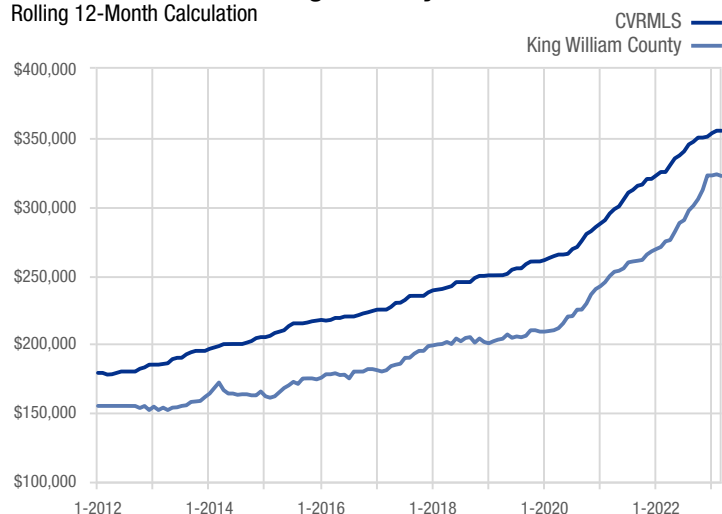
Single Family	March			Year to Date		
Key Metrics	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	41	18	- 56.1%	99	52	- 47.5%
Pending Sales	34	15	- 55.9%	78	46	- 41.0%
Closed Sales	13	16	+ 23.1%	41	33	- 19.5%
Days on Market Until Sale	36	44	+ 22.2%	21	29	+ 38.1%
Median Sales Price*	\$329,000	\$308,500	- 6.2%	\$310,000	\$310,000	0.0%
Average Sales Price*	\$320,151	\$304,384	- 4.9%	\$323,791	\$314,223	- 3.0%
Percent of Original List Price Received*	102.6%	99.6%	- 2.9%	102.2%	99.6%	- 2.5%
Inventory of Homes for Sale	50	29	- 42.0%	—	—	—
Months Supply of Inventory	2.0	1.5	- 25.0%	—	—	—

Condo/Town	March			Year to Date		
Key Metrics	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	1	3	+ 200.0%	13	7	- 46.2%
Pending Sales	0	1	—	13	5	- 61.5%
Closed Sales	7	0	- 100.0%	17	3	- 82.4%
Days on Market Until Sale	41	—	—	49	43	- 12.2%
Median Sales Price*	\$285,000	—	—	\$262,000	\$325,000	+ 24.0%
Average Sales Price*	\$267,177	—	—	\$272,995	\$317,645	+ 16.4%
Percent of Original List Price Received*	101.6%	—	—	99.9%	97.0%	- 2.9%
Inventory of Homes for Sale	7	8	+ 14.3%	—	—	—
Months Supply of Inventory	1.3	3.8	+ 192.3%	—	—	—

* 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.

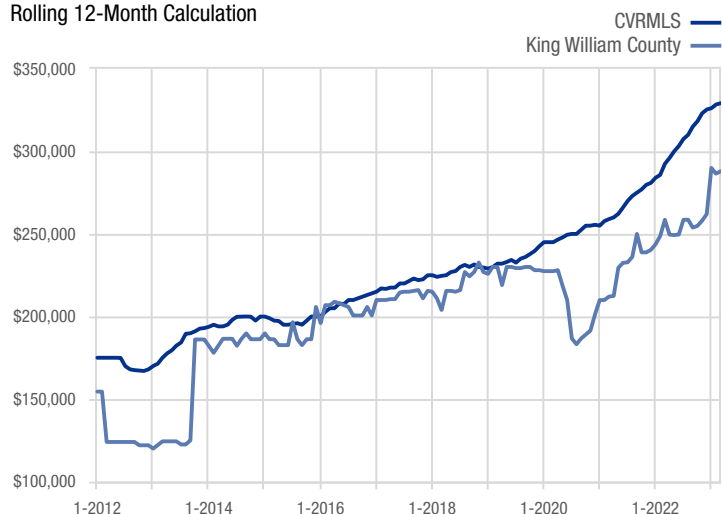
Median Sales Price - Single-Family

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.