

# Local Market Update – April 2023

A Research Tool Provided by Central Virginia Regional MLS.



## Williamsburg City

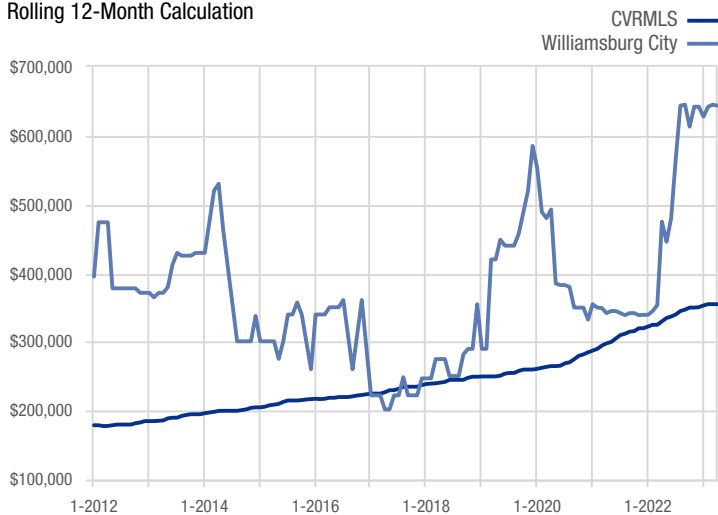
Single Family	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	3	2	- 33.3%	8	12	+ 50.0%
Pending Sales	3	3	0.0%	7	8	+ 14.3%
Closed Sales	2	5	+ 150.0%	5	8	+ 60.0%
Days on Market Until Sale	2	12	+ 500.0%	71	51	- 28.2%
Median Sales Price*	\$925,000	<b>\$717,500</b>	- 22.4%	\$769,000	<b>\$845,000</b>	+ 9.9%
Average Sales Price*	\$925,000	<b>\$715,000</b>	- 22.7%	\$812,375	<b>\$721,429</b>	- 11.2%
Percent of Original List Price Received*	99.2%	<b>97.7%</b>	- 1.5%	100.9%	<b>94.6%</b>	- 6.2%
Inventory of Homes for Sale	3	5	+ 66.7%	—	—	—
Months Supply of Inventory	1.5	2.6	+ 73.3%	—	—	—

Condo/Town	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	6	5	- 16.7%	10	21	+ 110.0%
Pending Sales	1	6	+ 500.0%	5	14	+ 180.0%
Closed Sales	1	2	+ 100.0%	3	7	+ 133.3%
Days on Market Until Sale	3	26	+ 766.7%	8	18	+ 125.0%
Median Sales Price*	\$261,500	<b>\$374,890</b>	+ 43.4%	\$261,500	<b>\$363,000</b>	+ 38.8%
Average Sales Price*	\$261,500	<b>\$374,890</b>	+ 43.4%	\$245,500	<b>\$356,683</b>	+ 45.3%
Percent of Original List Price Received*	115.2%	<b>100.9%</b>	- 12.4%	105.2%	<b>100.6%</b>	- 4.4%
Inventory of Homes for Sale	15	5	- 66.7%	—	—	—
Months Supply of Inventory	7.9	1.6	- 79.7%	—	—	—

\* 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.

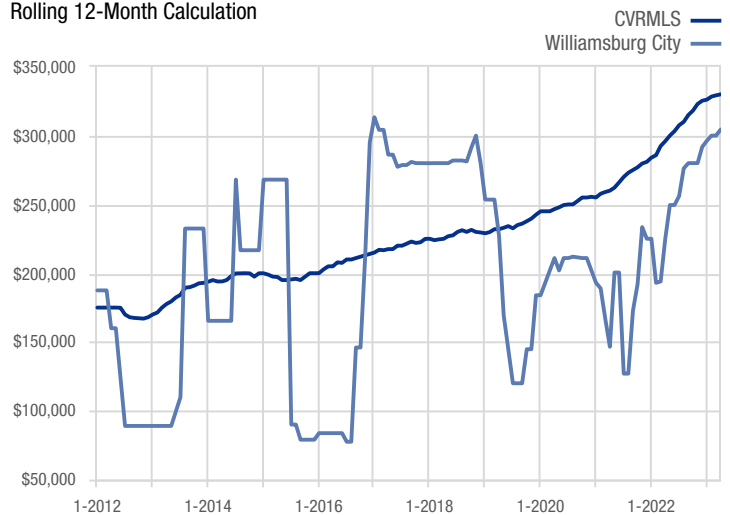
### Median Sales Price - Single-Family

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.