

Local Market Update – July 2023

A Research Tool Provided by Central Virginia Regional MLS.



King William County

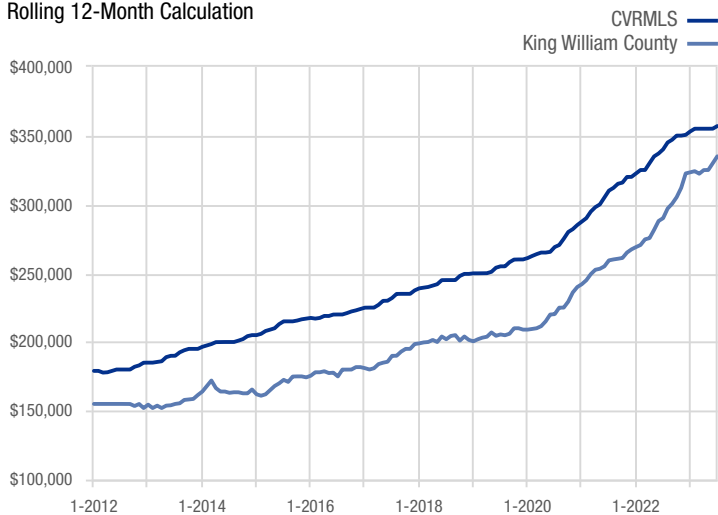
Single Family	July			Year to Date		
Key Metrics	2022	2023	% Change	Thru 7-2022	Thru 7-2023	% Change
New Listings	27	14	- 48.1%	223	127	- 43.0%
Pending Sales	22	19	- 13.6%	181	115	- 36.5%
Closed Sales	27	14	- 48.1%	160	96	- 40.0%
Days on Market Until Sale	22	63	+ 186.4%	23	36	+ 56.5%
Median Sales Price*	\$315,000	\$316,500	+ 0.5%	\$310,000	\$329,975	+ 6.4%
Average Sales Price*	\$306,393	\$307,916	+ 0.5%	\$315,030	\$333,239	+ 5.8%
Percent of Original List Price Received*	104.7%	100.7%	- 3.8%	102.6%	98.9%	- 3.6%
Inventory of Homes for Sale	48	20	- 58.3%	—	—	—
Months Supply of Inventory	2.0	1.2	- 40.0%	—	—	—

Condo/Town	July			Year to Date		
Key Metrics	2022	2023	% Change	Thru 7-2022	Thru 7-2023	% Change
New Listings	2	5	+ 150.0%	21	16	- 23.8%
Pending Sales	2	1	- 50.0%	19	10	- 47.4%
Closed Sales	5	0	- 100.0%	27	9	- 66.7%
Days on Market Until Sale	6	—	—	36	38	+ 5.6%
Median Sales Price*	\$258,590	—	—	\$258,295	\$330,000	+ 27.8%
Average Sales Price*	\$277,154	—	—	\$270,003	\$334,089	+ 23.7%
Percent of Original List Price Received*	100.2%	—	—	100.2%	97.9%	- 2.3%
Inventory of Homes for Sale	7	8	+ 14.3%	—	—	—
Months Supply of Inventory	1.6	4.9	+ 206.3%	—	—	—

* 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.

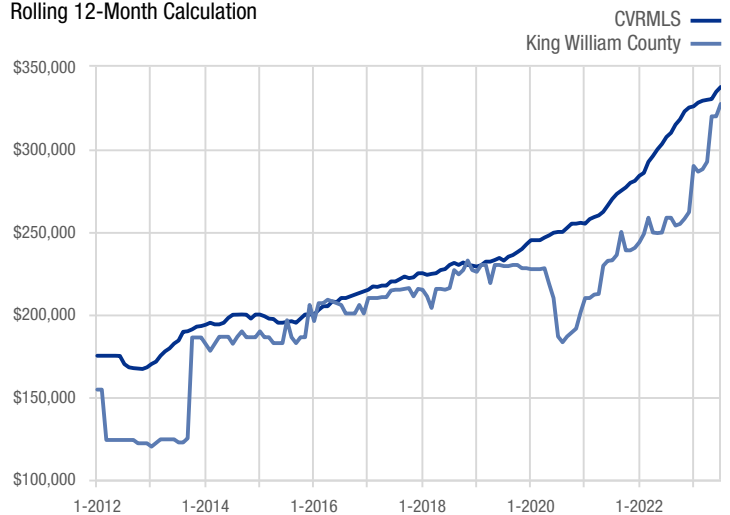
Median Sales Price - Single-Family

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.