

Local Market Update – September 2023

A Research Tool Provided by Central Virginia Regional MLS.



King William County

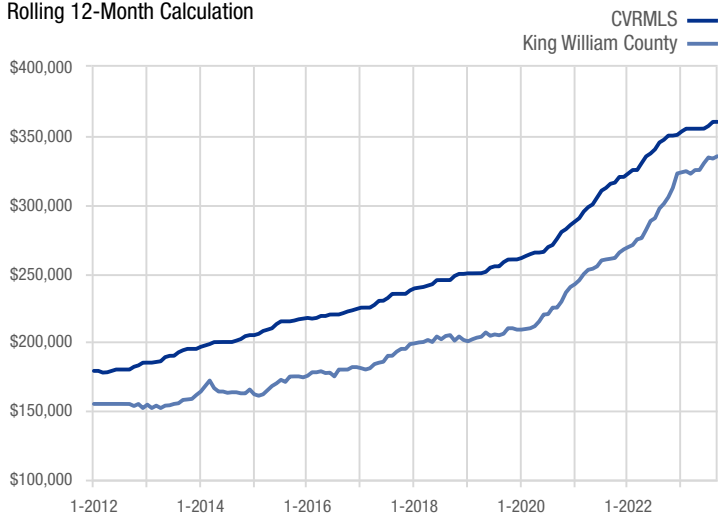
Single Family	September			Year to Date		
Key Metrics	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
New Listings	18	26	+ 44.4%	260	177	- 31.9%
Pending Sales	17	20	+ 17.6%	216	148	- 31.5%
Closed Sales	19	15	- 21.1%	212	135	- 36.3%
Days on Market Until Sale	56	11	- 80.4%	26	32	+ 23.1%
Median Sales Price*	\$325,000	\$375,000	+ 15.4%	\$315,000	\$333,283	+ 5.8%
Average Sales Price*	\$320,323	\$375,611	+ 17.3%	\$319,641	\$337,108	+ 5.5%
Percent of Original List Price Received*	101.0%	99.7%	- 1.3%	102.5%	99.0%	- 3.4%
Inventory of Homes for Sale	35	31	- 11.4%	—	—	—
Months Supply of Inventory	1.5	1.9	+ 26.7%	—	—	—

Condo/Town	September			Year to Date		
Key Metrics	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
New Listings	4	2	- 50.0%	28	22	- 21.4%
Pending Sales	2	2	0.0%	22	13	- 40.9%
Closed Sales	3	1	- 66.7%	30	12	- 60.0%
Days on Market Until Sale	29	344	+ 1,086.2%	35	63	+ 80.0%
Median Sales Price*	\$253,950	\$363,900	+ 43.3%	\$258,000	\$331,500	+ 28.5%
Average Sales Price*	\$295,338	\$363,900	+ 23.2%	\$272,624	\$337,782	+ 23.9%
Percent of Original List Price Received*	100.1%	96.2%	- 3.9%	100.2%	97.8%	- 2.4%
Inventory of Homes for Sale	10	10	0.0%	—	—	—
Months Supply of Inventory	2.8	5.6	+ 100.0%	—	—	—

* 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.

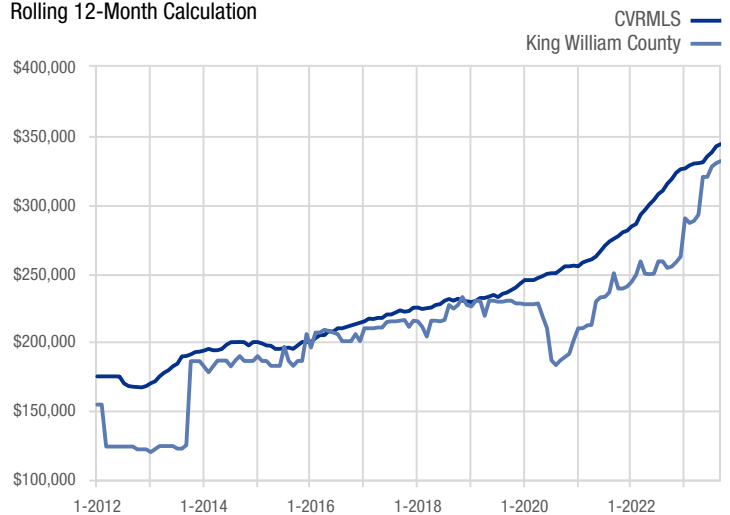
Median Sales Price - Single-Family

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.