

Local Market Update – October 2023

A Research Tool Provided by Central Virginia Regional MLS.



King William County

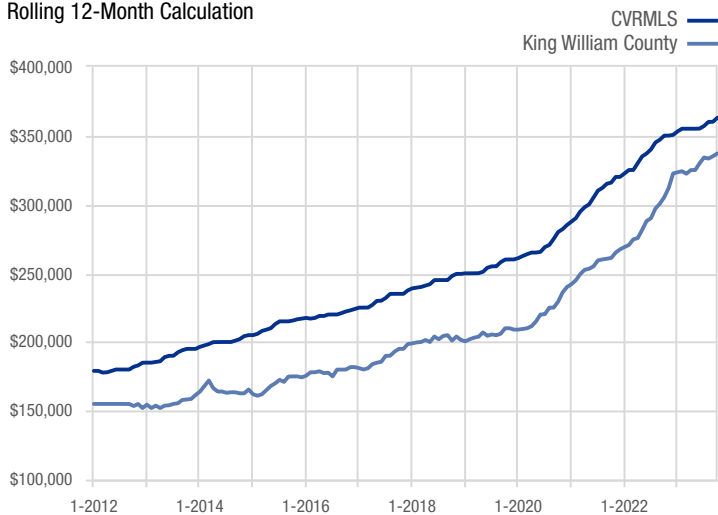
Single Family	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	22	30	+ 36.4%	282	207	- 26.6%
Pending Sales	14	13	- 7.1%	230	159	- 30.9%
Closed Sales	16	14	- 12.5%	228	149	- 34.6%
Days on Market Until Sale	20	42	+ 110.0%	26	33	+ 26.9%
Median Sales Price*	\$310,000	\$314,975	+ 1.6%	\$315,000	\$330,000	+ 4.8%
Average Sales Price*	\$322,433	\$304,994	- 5.4%	\$319,841	\$334,090	+ 4.5%
Percent of Original List Price Received*	98.8%	99.4%	+ 0.6%	102.3%	99.1%	- 3.1%
Inventory of Homes for Sale	37	48	+ 29.7%	—	—	—
Months Supply of Inventory	1.7	3.1	+ 82.4%	—	—	—

Condo/Town	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	2	3	+ 50.0%	30	25	- 16.7%
Pending Sales	4	1	- 75.0%	26	14	- 46.2%
Closed Sales	2	2	0.0%	32	14	- 56.3%
Days on Market Until Sale	173	33	- 80.9%	44	58	+ 31.8%
Median Sales Price*	\$363,670	\$385,900	+ 6.1%	\$258,590	\$338,200	+ 30.8%
Average Sales Price*	\$363,670	\$385,900	+ 6.1%	\$278,498	\$341,792	+ 22.7%
Percent of Original List Price Received*	113.7%	100.0%	- 12.0%	101.1%	98.0%	- 3.1%
Inventory of Homes for Sale	8	12	+ 50.0%	—	—	—
Months Supply of Inventory	2.1	8.0	+ 281.0%	—	—	—

* 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.

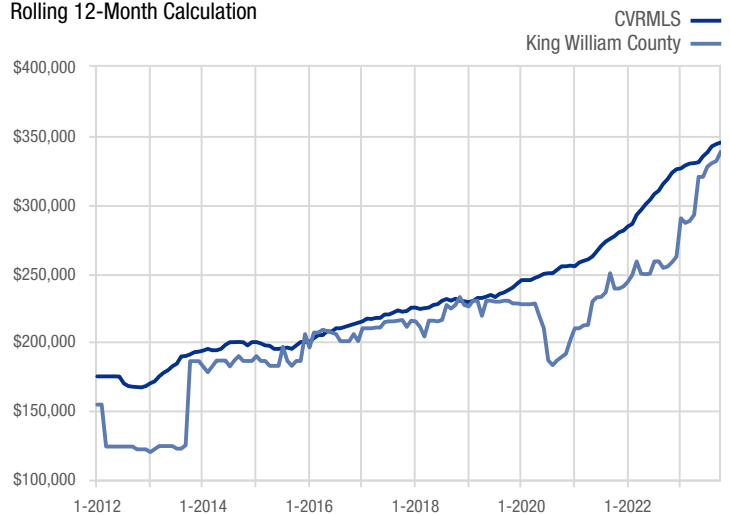
Median Sales Price - Single-Family

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.