

Local Market Update – November 2023

A Research Tool Provided by Central Virginia Regional MLS.



King William County

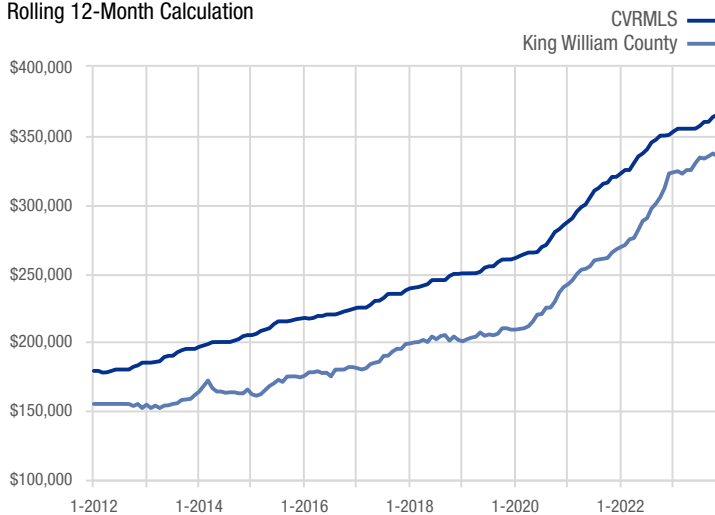
Single Family	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	21	28	+ 33.3%	303	235	- 22.4%
Pending Sales	16	14	- 12.5%	246	173	- 29.7%
Closed Sales	22	10	- 54.5%	250	160	- 36.0%
Days on Market Until Sale	19	31	+ 63.2%	25	32	+ 28.0%
Median Sales Price*	\$346,700	\$289,475	- 16.5%	\$319,950	\$330,000	+ 3.1%
Average Sales Price*	\$345,532	\$290,626	- 15.9%	\$322,148	\$331,357	+ 2.9%
Percent of Original List Price Received*	99.4%	93.1%	- 6.3%	102.0%	98.7%	- 3.2%
Inventory of Homes for Sale	37	59	+ 59.5%	—	—	—
Months Supply of Inventory	1.7	3.8	+ 123.5%	—	—	—

Condo/Town	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	0	2	—	30	27	- 10.0%
Pending Sales	1	1	0.0%	27	15	- 44.4%
Closed Sales	6	1	- 83.3%	38	15	- 60.5%
Days on Market Until Sale	32	5	- 84.4%	42	55	+ 31.0%
Median Sales Price*	\$322,229	\$332,000	+ 3.0%	\$262,000	\$332,000	+ 26.7%
Average Sales Price*	\$315,937	\$332,000	+ 5.1%	\$284,569	\$341,039	+ 19.8%
Percent of Original List Price Received*	100.1%	99.1%	- 1.0%	100.9%	98.1%	- 2.8%
Inventory of Homes for Sale	7	12	+ 71.4%	—	—	—
Months Supply of Inventory	1.9	8.0	+ 321.1%	—	—	—

* 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.

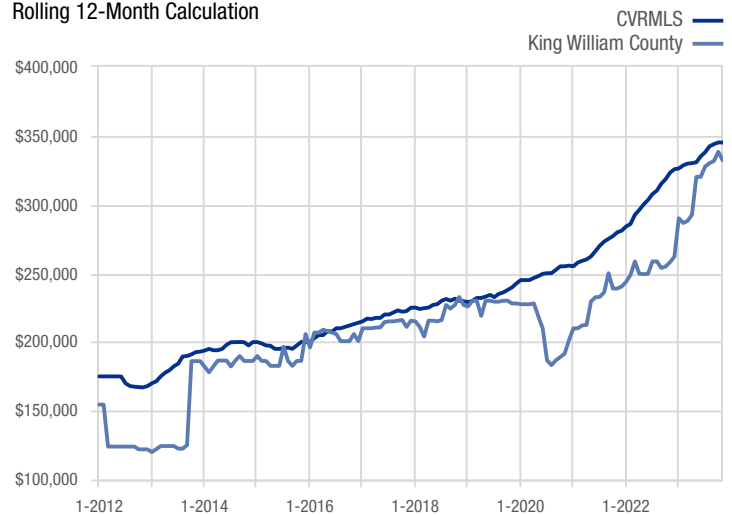
Median Sales Price - Single-Family

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.