Local Market Update – June 2024A Research Tool Provided by Central Virginia Regional MLS.



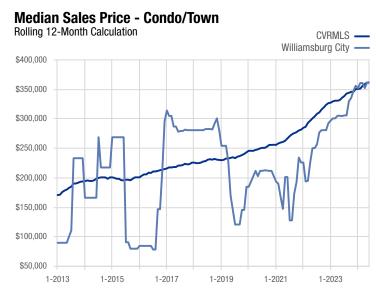
Williamsburg City

Single Family	June			Year to Date			
Key Metrics	2023	2024	% Change	Thru 6-2023	Thru 6-2024	% Change	
New Listings	3	2	- 33.3%	23	15	- 34.8%	
Pending Sales	6	2	- 66.7%	18	13	- 27.8%	
Closed Sales	5	3	- 40.0%	14	10	- 28.6%	
Days on Market Until Sale	9	9	0.0%	33	13	- 60.6%	
Median Sales Price*	\$435,000	\$479,950	+ 10.3%	\$637,500	\$597,475	- 6.3%	
Average Sales Price*	\$472,600	\$676,650	+ 43.2%	\$675,857	\$678,495	+ 0.4%	
Percent of Original List Price Received*	97.6%	99.9%	+ 2.4%	96.2%	97.8%	+ 1.7%	
Inventory of Homes for Sale	4	2	- 50.0%		_	_	
Months Supply of Inventory	1.6	8.0	- 50.0%		_	_	

Condo/Town		June			Year to Date	
Key Metrics	2023	2024	% Change	Thru 6-2023	Thru 6-2024	% Change
New Listings	5	2	- 60.0%	27	8	- 70.4%
Pending Sales	3	2	- 33.3%	17	8	- 52.9%
Closed Sales	0	1		11	7	- 36.4%
Days on Market Until Sale	_	74		14	35	+ 150.0%
Median Sales Price*	_	\$208,000		\$329,000	\$369,000	+ 12.2%
Average Sales Price*	_	\$208,000		\$343,148	\$348,006	+ 1.4%
Percent of Original List Price Received*	_	96.7%		100.9%	99.0%	- 1.9%
Inventory of Homes for Sale	7	0	- 100.0%		_	_
Months Supply of Inventory	2.3		_		_	_

^{*} 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.





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.