

# Local Market Update – February 2025

A Research Tool Provided by Central Virginia Regional MLS.



## Williamsburg City

| Single Family                            | February  |           |          | Year to Date |             |          |
|--|-----------|-----------|----------|--------------|-------------|----------|
|  | 2024      | 2025      | % Change | Thru 2-2024  | Thru 2-2025 | % Change |
| New Listings                             | 3         | 0         | - 100.0% | 3            | 2           | - 33.3%  |
| Pending Sales                            | 2         | 2         | 0.0%     | 2            | 4           | + 100.0% |
| Closed Sales                             | 1         | 2         | + 100.0% | 1            | 2           | + 100.0% |
| Days on Market Until Sale                | 27        | 20        | - 25.9%  | 27           | 20          | - 25.9%  |
| Median Sales Price*                      | \$465,000 | \$497,250 | + 6.9%   | \$465,000    | \$497,250   | + 6.9%   |
| Average Sales Price*                     | \$465,000 | \$497,250 | + 6.9%   | \$465,000    | \$497,250   | + 6.9%   |
| Percent of Original List Price Received* | 92.1%     | 99.1%     | + 7.6%   | 92.1%        | 99.1%       | + 7.6%   |
| Inventory of Homes for Sale              | 2         | 2         | 0.0%     | —            | —           | —        |
| Months Supply of Inventory               | 0.7       | 0.9       | + 28.6%  | —            | —           | —        |

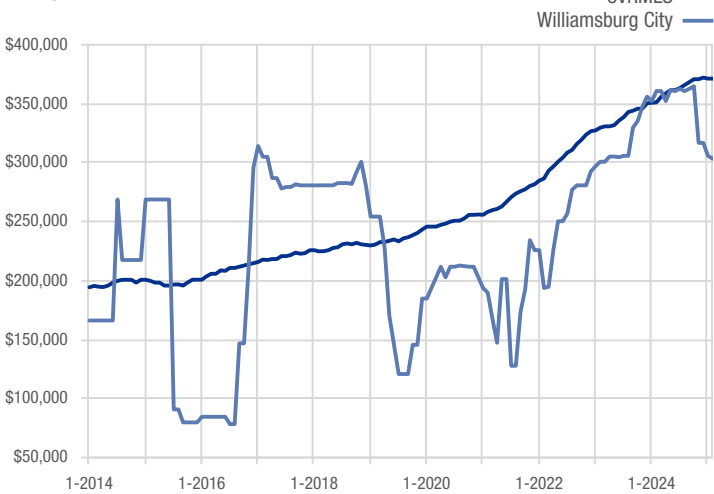
| Condo/Town                               | February  |      |          | Year to Date |             |          |
|--|-----------|------|----------|--------------|-------------|----------|
|  | 2024      | 2025 | % Change | Thru 2-2024  | Thru 2-2025 | % Change |
| New Listings                             | 3         | 0    | - 100.0% | 4            | 1           | - 75.0%  |
| Pending Sales                            | 1         | 1    | 0.0%     | 2            | 1           | - 50.0%  |
| Closed Sales                             | 1         | 0    | - 100.0% | 2            | 1           | - 50.0%  |
| Days on Market Until Sale                | 48        | —    | —        | 26           | 69          | + 165.4% |
| Median Sales Price*                      | \$379,410 | —    | —        | \$347,705    | \$200,000   | - 42.5%  |
| Average Sales Price*                     | \$379,410 | —    | —        | \$347,705    | \$200,000   | - 42.5%  |
| Percent of Original List Price Received* | 100.0%    | —    | —        | 100.2%       | 95.2%       | - 5.0%   |
| Inventory of Homes for Sale              | 3         | 1    | - 66.7%  | —            | —           | —        |
| Months Supply of Inventory               | 1.1       | 0.7  | - 36.4%  | —            | —           | —        |

\* 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



### Median Sales Price - Condo/Town



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.