

Local Market Update – December 2025

A Research Tool Provided by Central Virginia Regional MLS.



King William County

Single Family

| Key Metrics | December | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|----------|
| | 2024 | 2025 | % Change | Thru 12-2024 | Thru 12-2025 | % Change |
| New Listings | 19 | 8 | - 57.9% | 285 | 248 | - 13.0% |
| Pending Sales | 12 | 9 | - 25.0% | 217 | 197 | - 9.2% |
| Closed Sales | 19 | 16 | - 15.8% | 221 | 203 | - 8.1% |
| Days on Market Until Sale | 55 | 40 | - 27.3% | 52 | 52 | 0.0% |
| Median Sales Price* | \$369,950 | \$354,000 | - 4.3% | \$359,950 | \$368,000 | + 2.2% |
| Average Sales Price* | \$407,509 | \$388,406 | - 4.7% | \$372,912 | \$366,942 | - 1.6% |
| Percent of Original List Price Received* | 100.8% | 99.4% | - 1.4% | 98.5% | 98.3% | - 0.2% |
| Inventory of Homes for Sale | 54 | 32 | - 40.7% | — | — | — |
| Months Supply of Inventory | 3.0 | 1.9 | - 36.7% | — | — | — |

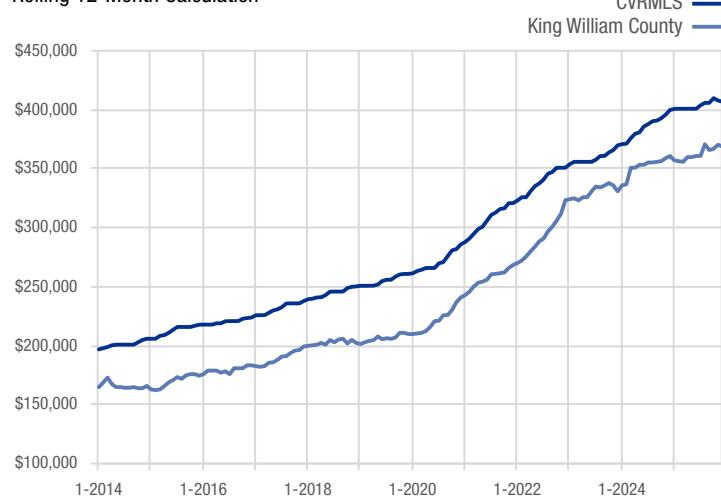
Condo/Town

| Key Metrics | December | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|----------|
| | 2024 | 2025 | % Change | Thru 12-2024 | Thru 12-2025 | % Change |
| New Listings | 4 | 2 | - 50.0% | 49 | 64 | + 30.6% |
| Pending Sales | 4 | 1 | - 75.0% | 32 | 34 | + 6.3% |
| Closed Sales | 2 | 3 | + 50.0% | 27 | 34 | + 25.9% |
| Days on Market Until Sale | 64 | 39 | - 39.1% | 60 | 66 | + 10.0% |
| Median Sales Price* | \$359,500 | \$294,990 | - 17.9% | \$297,500 | \$327,475 | + 10.1% |
| Average Sales Price* | \$359,500 | \$310,830 | - 13.5% | \$306,804 | \$335,406 | + 9.3% |
| Percent of Original List Price Received* | 97.8% | 98.7% | + 0.9% | 97.4% | 98.5% | + 1.1% |
| Inventory of Homes for Sale | 14 | 25 | + 78.6% | — | — | — |
| Months Supply of Inventory | 5.3 | 8.1 | + 52.8% | — | — | — |

* 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.

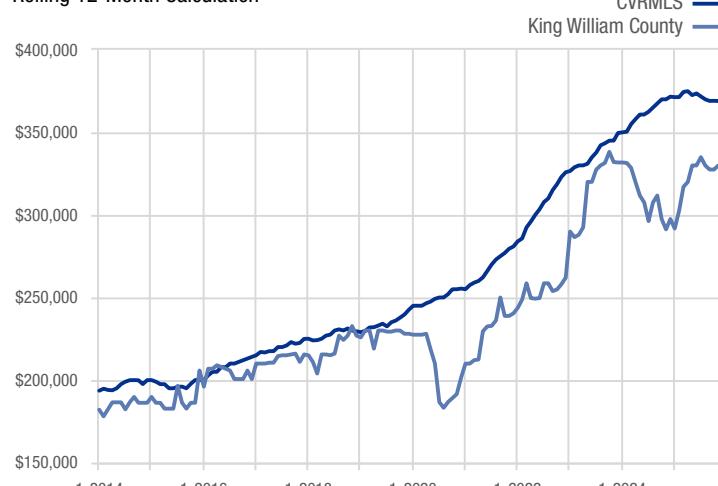
Median Sales Price - Single-Family

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.