

# Local Market Update – January 2026

A Research Tool Provided by Central Virginia Regional MLS.



## King William County

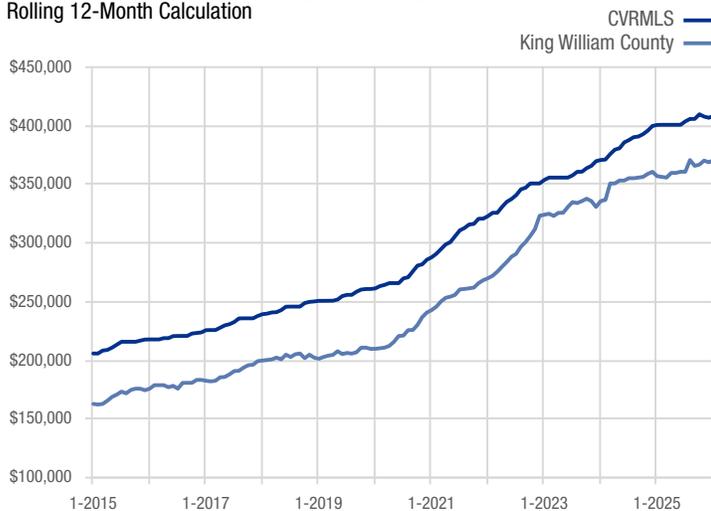
Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	27	<b>29</b>	+ 7.4%	27	<b>29</b>	+ 7.4%
Pending Sales	15	<b>22</b>	+ 46.7%	15	<b>22</b>	+ 46.7%
Closed Sales	15	<b>7</b>	- 53.3%	15	<b>7</b>	- 53.3%
Days on Market Until Sale	54	<b>99</b>	+ 83.3%	54	<b>99</b>	+ 83.3%
Median Sales Price*	\$330,000	<b>\$379,950</b>	+ 15.1%	\$330,000	<b>\$379,950</b>	+ 15.1%
Average Sales Price*	\$321,283	<b>\$361,264</b>	+ 12.4%	\$321,283	<b>\$361,264</b>	+ 12.4%
Percent of Original List Price Received*	96.9%	<b>95.8%</b>	- 1.1%	96.9%	<b>95.8%</b>	- 1.1%
Inventory of Homes for Sale	61	<b>38</b>	- 37.7%	—	—	—
Months Supply of Inventory	3.4	<b>2.2</b>	- 35.3%	—	—	—

Condo/Town	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	5	<b>17</b>	+ 240.0%	5	<b>17</b>	+ 240.0%
Pending Sales	1	<b>6</b>	+ 500.0%	1	<b>6</b>	+ 500.0%
Closed Sales	3	<b>3</b>	0.0%	3	<b>3</b>	0.0%
Days on Market Until Sale	18	<b>138</b>	+ 666.7%	18	<b>138</b>	+ 666.7%
Median Sales Price*	\$286,000	<b>\$314,679</b>	+ 10.0%	\$286,000	<b>\$314,679</b>	+ 10.0%
Average Sales Price*	\$321,967	<b>\$344,843</b>	+ 7.1%	\$321,967	<b>\$344,843</b>	+ 7.1%
Percent of Original List Price Received*	97.5%	<b>100.2%</b>	+ 2.8%	97.5%	<b>100.2%</b>	+ 2.8%
Inventory of Homes for Sale	18	<b>35</b>	+ 94.4%	—	—	—
Months Supply of Inventory	7.0	<b>9.9</b>	+ 41.4%	—	—	—

\* 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.

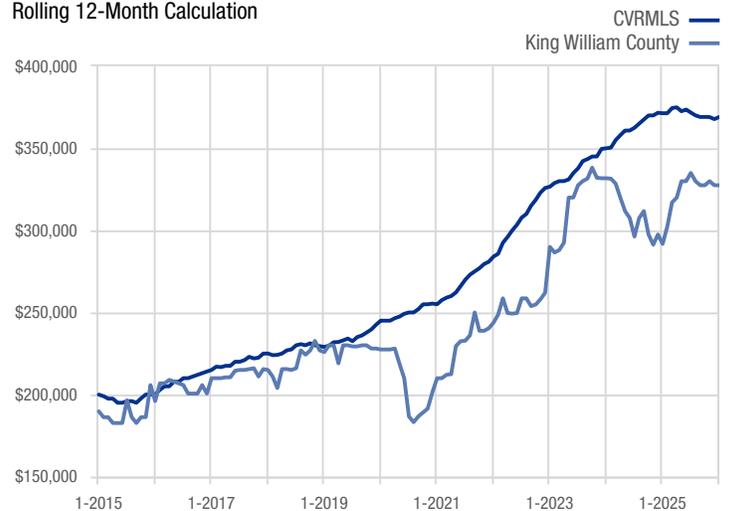
### Median Sales Price - Single-Family

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.