

# Local Market Update – February 2026

A Research Tool Provided by Central Virginia Regional MLS.



## King William County

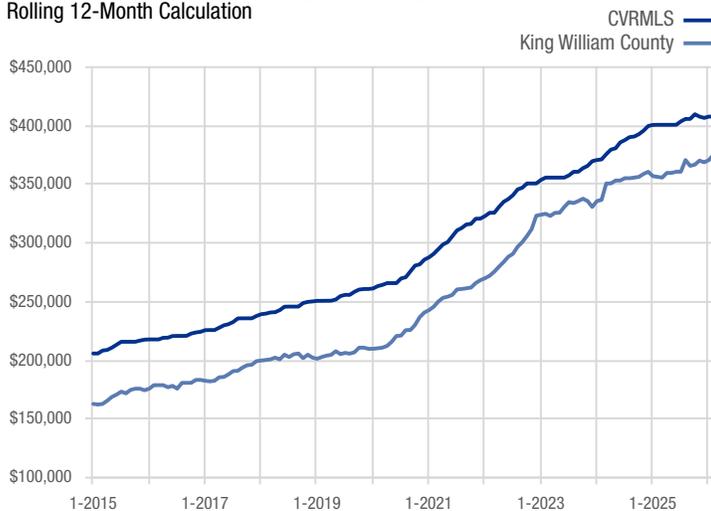
Single Family	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	20	21	+ 5.0%	47	51	+ 8.5%
Pending Sales	28	22	- 21.4%	43	43	0.0%
Closed Sales	19	19	0.0%	34	26	- 23.5%
Days on Market Until Sale	40	60	+ 50.0%	46	71	+ 54.3%
Median Sales Price*	\$355,000	<b>\$379,975</b>	+ 7.0%	\$337,500	<b>\$379,950</b>	+ 12.6%
Average Sales Price*	\$332,355	<b>\$392,826</b>	+ 18.2%	\$327,471	<b>\$383,989</b>	+ 17.3%
Percent of Original List Price Received*	96.1%	<b>98.2%</b>	+ 2.2%	96.4%	<b>97.5%</b>	+ 1.1%
Inventory of Homes for Sale	49	37	- 24.5%	—	—	—
Months Supply of Inventory	2.5	2.3	- 8.0%	—	—	—

Condo/Town	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	2	5	+ 150.0%	7	22	+ 214.3%
Pending Sales	2	1	- 50.0%	3	7	+ 133.3%
Closed Sales	2	3	+ 50.0%	5	6	+ 20.0%
Days on Market Until Sale	81	141	+ 74.1%	43	139	+ 223.3%
Median Sales Price*	\$369,000	<b>\$313,401</b>	- 15.1%	\$340,000	<b>\$314,040</b>	- 7.6%
Average Sales Price*	\$369,000	<b>\$309,134</b>	- 16.2%	\$340,780	<b>\$326,988</b>	- 4.0%
Percent of Original List Price Received*	99.6%	<b>100.3%</b>	+ 0.7%	98.3%	<b>100.2%</b>	+ 1.9%
Inventory of Homes for Sale	18	38	+ 111.1%	—	—	—
Months Supply of Inventory	7.7	11.0	+ 42.9%	—	—	—

\* 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.

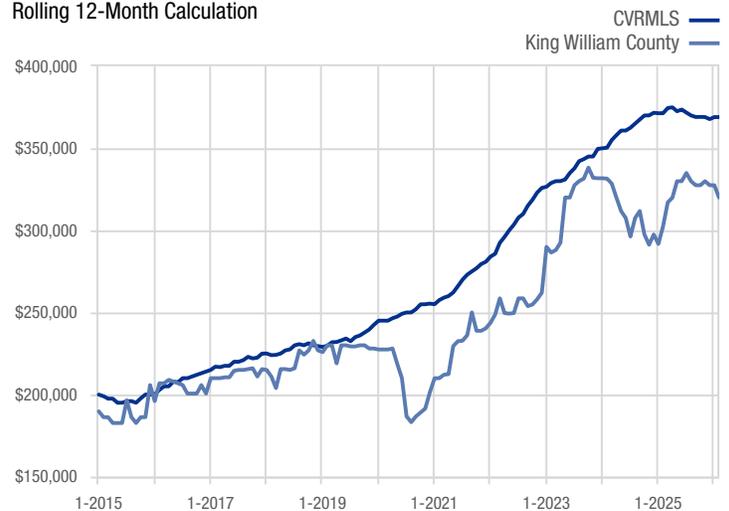
### Median Sales Price - Single-Family

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.