

# Local Market Update – March 2026

A Research Tool Provided by Central Virginia Regional MLS.



## King William County

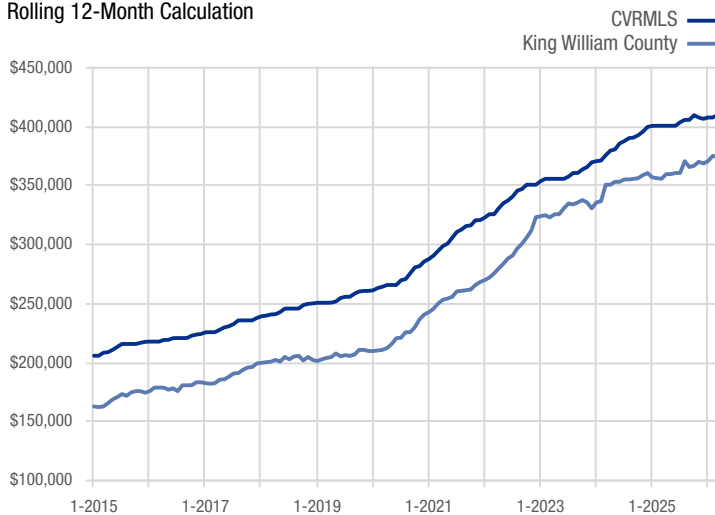
Single Family	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
<b>Key Metrics</b>						
New Listings	20	<b>39</b>	+ 95.0%	67	<b>90</b>	+ 34.3%
Pending Sales	20	<b>28</b>	+ 40.0%	63	<b>71</b>	+ 12.7%
Closed Sales	25	<b>19</b>	- 24.0%	59	<b>45</b>	- 23.7%
Days on Market Until Sale	53	<b>34</b>	- 35.8%	49	<b>55</b>	+ 12.2%
Median Sales Price*	\$365,000	<b>\$358,000</b>	- 1.9%	\$355,000	<b>\$379,950</b>	+ 7.0%
Average Sales Price*	\$368,313	<b>\$376,278</b>	+ 2.2%	\$344,777	<b>\$380,659</b>	+ 10.4%
Percent of Original List Price Received*	101.1%	<b>99.1%</b>	- 2.0%	98.4%	<b>98.2%</b>	- 0.2%
Inventory of Homes for Sale	45	<b>46</b>	+ 2.2%	—	—	—
Months Supply of Inventory	2.3	<b>2.7</b>	+ 17.4%	—	—	—

Condo/Town	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
<b>Key Metrics</b>						
New Listings	5	<b>4</b>	- 20.0%	12	<b>26</b>	+ 116.7%
Pending Sales	6	<b>4</b>	- 33.3%	9	<b>11</b>	+ 22.2%
Closed Sales	2	<b>3</b>	+ 50.0%	7	<b>9</b>	+ 28.6%
Days on Market Until Sale	20	<b>148</b>	+ 640.0%	37	<b>142</b>	+ 283.8%
Median Sales Price*	\$371,500	<b>\$286,580</b>	- 22.9%	\$369,000	<b>\$302,000</b>	- 18.2%
Average Sales Price*	\$371,500	<b>\$291,160</b>	- 21.6%	\$349,557	<b>\$315,046</b>	- 9.9%
Percent of Original List Price Received*	100.0%	<b>97.5%</b>	- 2.5%	98.8%	<b>99.3%</b>	+ 0.5%
Inventory of Homes for Sale	16	<b>36</b>	+ 125.0%	—	—	—
Months Supply of Inventory	6.2	<b>11.0</b>	+ 77.4%	—	—	—

\* 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.

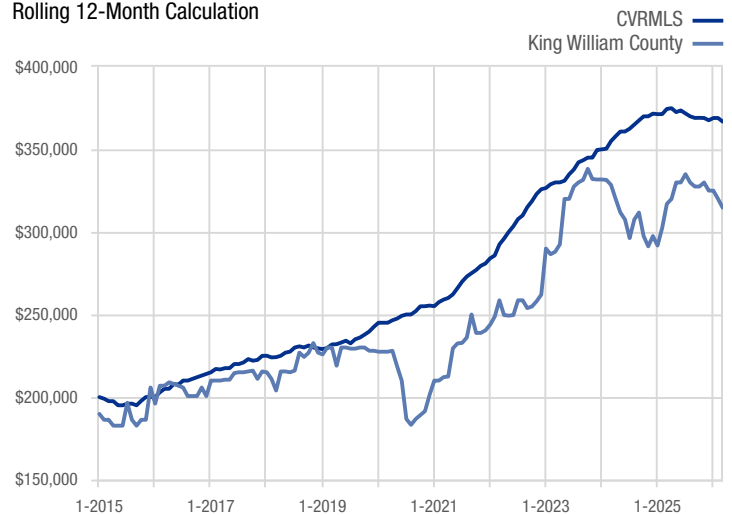
### Median Sales Price - Single-Family

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.