

# Local Market Update – April 2026

A Research Tool Provided by Central Virginia Regional MLS.



## King William County

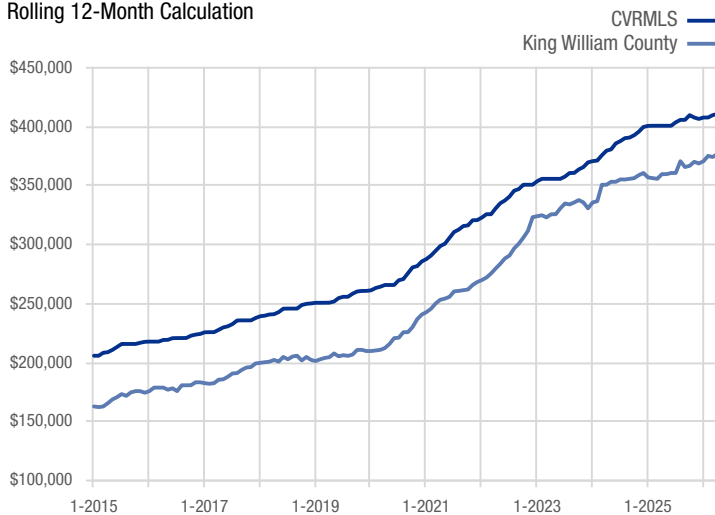
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	27	<b>29</b>	+ 7.4%	94	<b>122</b>	+ 29.8%
Pending Sales	17	<b>30</b>	+ 76.5%	80	<b>100</b>	+ 25.0%
Closed Sales	17	<b>27</b>	+ 58.8%	76	<b>72</b>	- 5.3%
Days on Market Until Sale	113	<b>52</b>	- 54.0%	63	<b>54</b>	- 14.3%
Median Sales Price*	\$399,950	<b>\$399,950</b>	0.0%	\$359,975	<b>\$380,000</b>	+ 5.6%
Average Sales Price*	\$393,049	<b>\$442,699</b>	+ 12.6%	\$355,574	<b>\$404,252</b>	+ 13.7%
Percent of Original List Price Received*	97.4%	<b>102.7%</b>	+ 5.4%	98.2%	<b>99.9%</b>	+ 1.7%
Inventory of Homes for Sale	47	<b>46</b>	- 2.1%	—	—	—
Months Supply of Inventory	2.4	<b>2.6</b>	+ 8.3%	—	—	—

Condo/Town	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	9	<b>4</b>	- 55.6%	21	<b>30</b>	+ 42.9%
Pending Sales	3	<b>9</b>	+ 200.0%	12	<b>20</b>	+ 66.7%
Closed Sales	4	<b>2</b>	- 50.0%	11	<b>11</b>	0.0%
Days on Market Until Sale	57	<b>266</b>	+ 366.7%	44	<b>165</b>	+ 275.0%
Median Sales Price*	\$319,975	<b>\$302,000</b>	- 5.6%	\$340,000	<b>\$302,000</b>	- 11.2%
Average Sales Price*	\$333,160	<b>\$302,000</b>	- 9.4%	\$343,595	<b>\$312,674</b>	- 9.0%
Percent of Original List Price Received*	97.4%	<b>102.0%</b>	+ 4.7%	98.3%	<b>99.8%</b>	+ 1.5%
Inventory of Homes for Sale	22	<b>29</b>	+ 31.8%	—	—	—
Months Supply of Inventory	8.5	<b>7.6</b>	- 10.6%	—	—	—

\* 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.

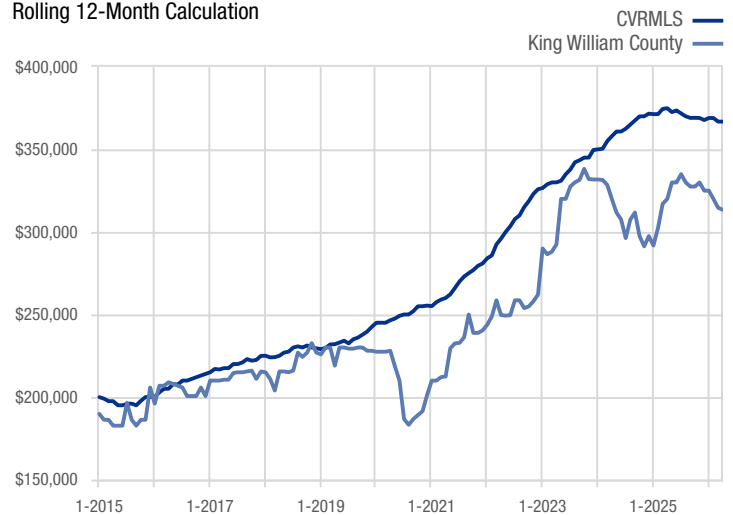
### Median Sales Price - Single-Family

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.