

Local Market Update – April 2026

A Research Tool Provided by Central Virginia Regional MLS.



Williamsburg City

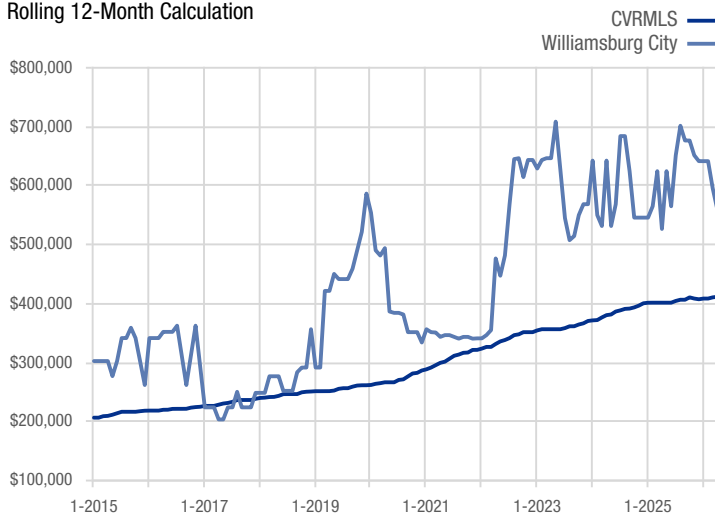
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	5	4	- 20.0%	8	6	- 25.0%
Pending Sales	1	4	+ 300.0%	6	5	- 16.7%
Closed Sales	1	0	- 100.0%	4	1	- 75.0%
Days on Market Until Sale	3	—	—	12	3	- 75.0%
Median Sales Price*	\$765,000	—	—	\$774,750	\$558,000	- 28.0%
Average Sales Price*	\$765,000	—	—	\$636,000	\$558,000	- 12.3%
Percent of Original List Price Received*	102.0%	—	—	101.2%	100.0%	- 1.2%
Inventory of Homes for Sale	5	0	- 100.0%	—	—	—
Months Supply of Inventory	3.1	—	—	—	—	—

Condo/Town	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	1	10	+ 900.0%	7	11	+ 57.1%
Pending Sales	2	1	- 50.0%	4	1	- 75.0%
Closed Sales	1	0	- 100.0%	3	2	- 33.3%
Days on Market Until Sale	7	—	—	30	150	+ 400.0%
Median Sales Price*	\$155,000	—	—	\$200,000	\$254,000	+ 27.0%
Average Sales Price*	\$155,000	—	—	\$187,667	\$254,000	+ 35.3%
Percent of Original List Price Received*	96.9%	—	—	97.4%	91.6%	- 6.0%
Inventory of Homes for Sale	4	3	- 25.0%	—	—	—
Months Supply of Inventory	2.9	2.0	- 31.0%	—	—	—

* 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.

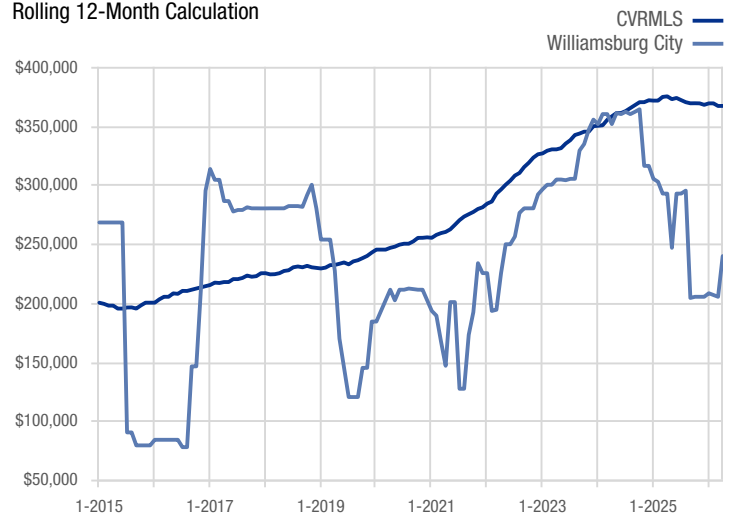
Median Sales Price - Single-Family

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.