

Local Market Update – May 2026

A Research Tool Provided by Central Virginia Regional MLS.



King William County

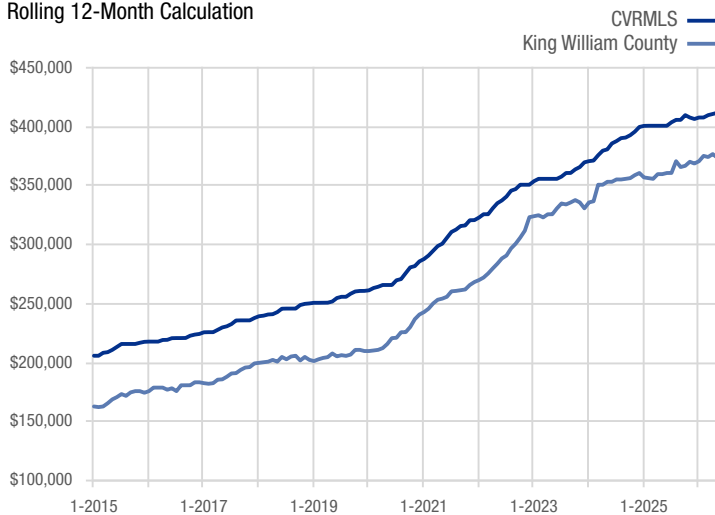
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	16	25	+ 56.3%	110	148	+ 34.5%
Pending Sales	12	21	+ 75.0%	92	120	+ 30.4%
Closed Sales	18	31	+ 72.2%	94	103	+ 9.6%
Days on Market Until Sale	46	25	- 45.7%	60	45	- 25.0%
Median Sales Price*	\$385,000	\$337,500	- 12.3%	\$367,475	\$377,500	+ 2.7%
Average Sales Price*	\$381,740	\$417,308	+ 9.3%	\$360,585	\$408,220	+ 13.2%
Percent of Original List Price Received*	98.3%	100.1%	+ 1.8%	98.2%	100.0%	+ 1.8%
Inventory of Homes for Sale	46	45	- 2.2%	—	—	—
Months Supply of Inventory	2.5	2.4	- 4.0%	—	—	—

Condo/Town	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	4	13	+ 225.0%	25	43	+ 72.0%
Pending Sales	0	19	—	12	39	+ 225.0%
Closed Sales	6	5	- 16.7%	17	16	- 5.9%
Days on Market Until Sale	78	129	+ 65.4%	56	155	+ 176.8%
Median Sales Price*	\$349,950	\$348,950	- 0.3%	\$340,000	\$305,000	- 10.3%
Average Sales Price*	\$344,330	\$339,225	- 1.5%	\$343,854	\$319,754	- 7.0%
Percent of Original List Price Received*	98.1%	98.0%	- 0.1%	98.2%	99.3%	+ 1.1%
Inventory of Homes for Sale	25	22	- 12.0%	—	—	—
Months Supply of Inventory	9.2	4.3	- 53.3%	—	—	—

* 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.

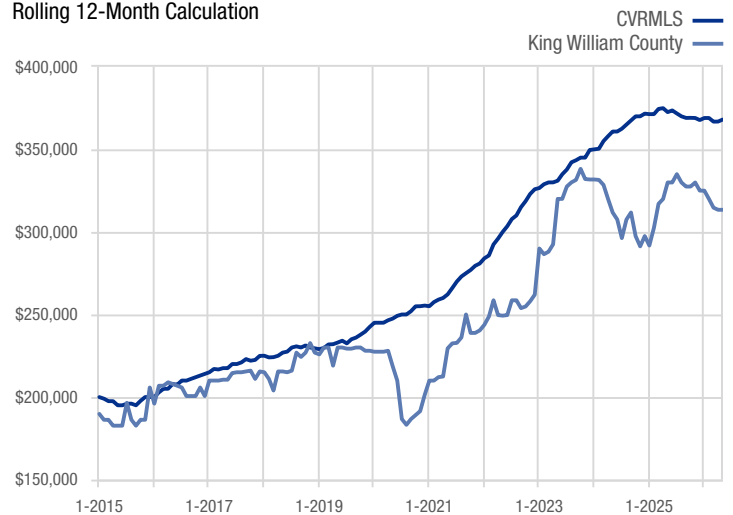
Median Sales Price - Single-Family

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.