

Local Market Update – June 2026

A Research Tool Provided by Central Virginia Regional MLS.



Williamsburg City

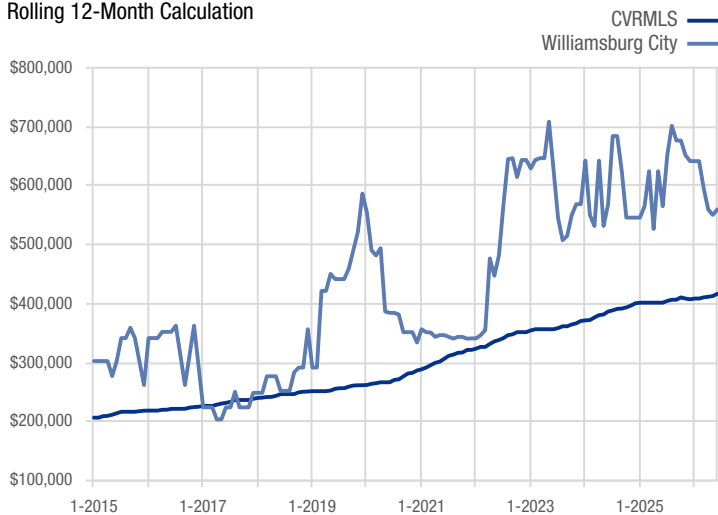
Single Family	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	0	2	—	10	9	- 10.0%
Pending Sales	3	1	- 66.7%	11	5	- 54.5%
Closed Sales	2	0	- 100.0%	9	4	- 55.6%
Days on Market Until Sale	4	—	—	15	5	- 66.7%
Median Sales Price*	\$390,000	—	—	\$765,000	\$553,475	- 27.7%
Average Sales Price*	\$390,000	—	—	\$678,389	\$528,988	- 22.0%
Percent of Original List Price Received*	109.2%	—	—	100.6%	100.4%	- 0.2%
Inventory of Homes for Sale	1	3	+ 200.0%	—	—	—
Months Supply of Inventory	0.6	1.8	+ 200.0%	—	—	—

Condo/Town	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	2	2	0.0%	10	13	+ 30.0%
Pending Sales	0	1	—	5	3	- 40.0%
Closed Sales	1	0	- 100.0%	6	3	- 50.0%
Days on Market Until Sale	17	—	—	20	118	+ 490.0%
Median Sales Price*	\$414,000	—	—	\$204,000	\$379,000	+ 85.8%
Average Sales Price*	\$414,000	—	—	\$332,000	\$319,333	- 3.8%
Percent of Original List Price Received*	98.8%	—	—	98.2%	89.6%	- 8.8%
Inventory of Homes for Sale	4	3	- 25.0%	—	—	—
Months Supply of Inventory	2.8	2.1	- 25.0%	—	—	—

* 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.

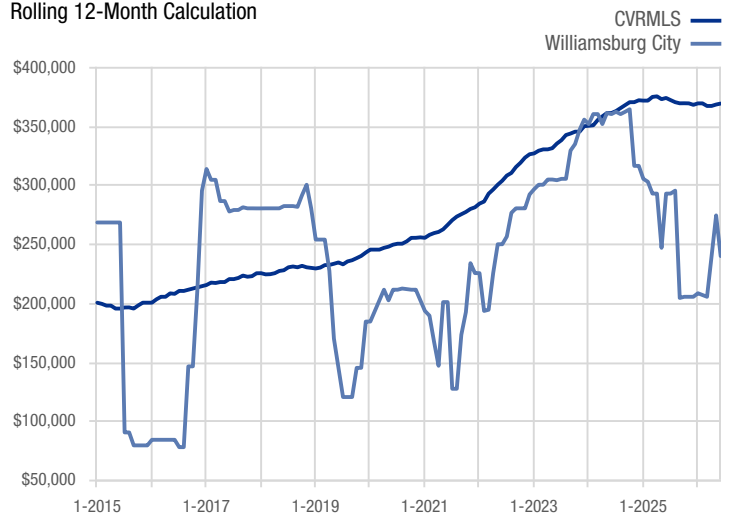
Median Sales Price - Single-Family

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.