

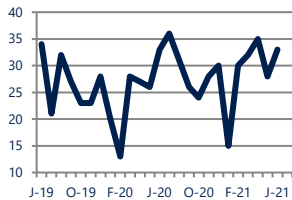


Focus On: King William County Housing Market

June 2021

**Units Sold**

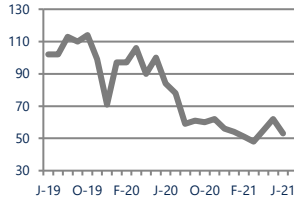
**33**



**No Change**  
Vs. Year Ago

**Active Inventory**

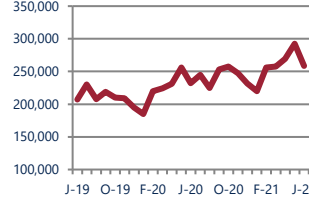
**53**



**Down -37%**  
Vs. Year Ago

**Median Sale Price**

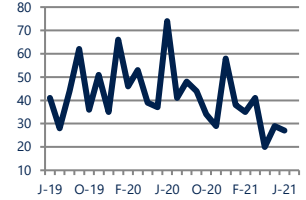
**\$258,500**



**Up 11%**  
Vs. Year Ago

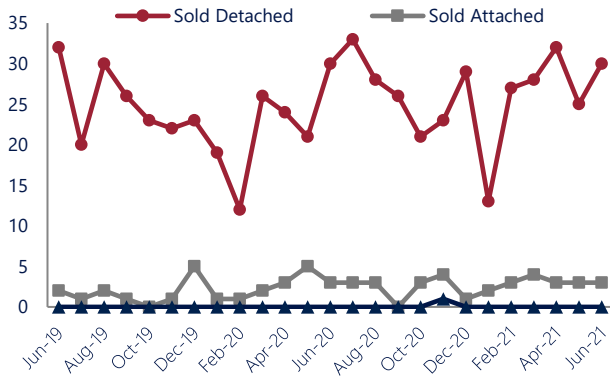
**Days On Market**

**27**



**Down**  
Vs. Year Ago

**Units Sold\***



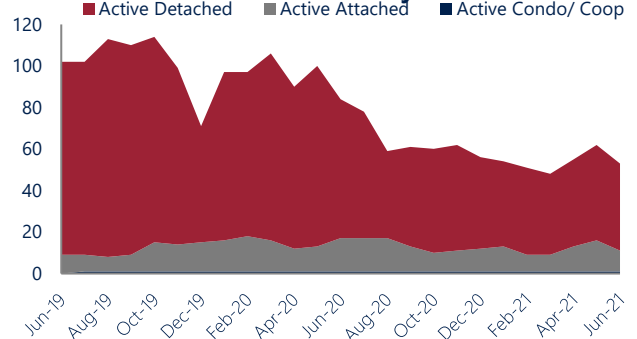
**Units Sold**

There was an increase in total units sold in June, with 33 sold this month in King William County, an increase of 18%. This month's total units sold is similar compared to a year ago.

**Active Inventory**

Versus last year, the total number of homes available this month is lower by 31 units or 37%. The total number of active inventory this June was 53 compared to 84 in June 2020. This month's total of 53 is lower than the previous month's total supply of available inventory of 62, a decrease of 15%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last June, the median sale price for King William County Homes was \$232,000. This June, the median sale price was \$258,500, an increase of 11% or \$26,500 compared to last year. The current median sold price is 12% lower than in May.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.



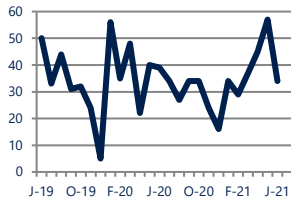
\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by CVRMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of CVRMLS or Long & Foster Real Estate, Inc.





### New Listings

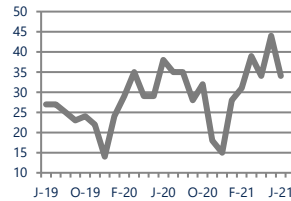
34



**Down -13%**  
Vs. Year Ago

### Current Contracts

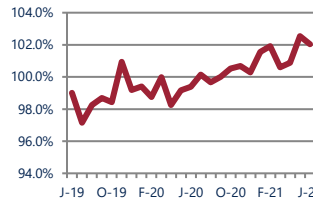
34



**Down -11%**  
Vs. Year Ago

### Sold Vs. List Price

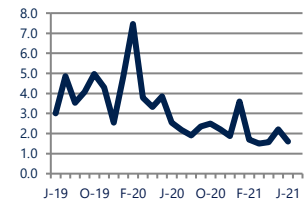
102.0%



**Up 2.7%**  
Vs. Year Ago

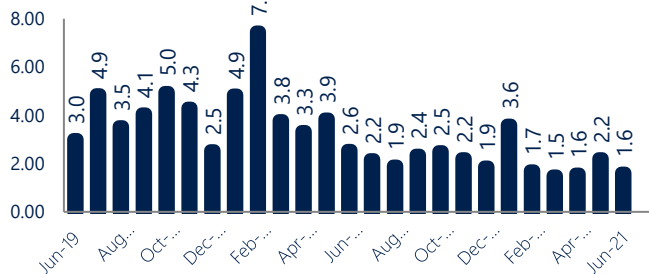
### Months of Supply

1.6



**Down -37%**  
Vs. Year Ago

### Months Of Supply



### New Listings & Current Contracts

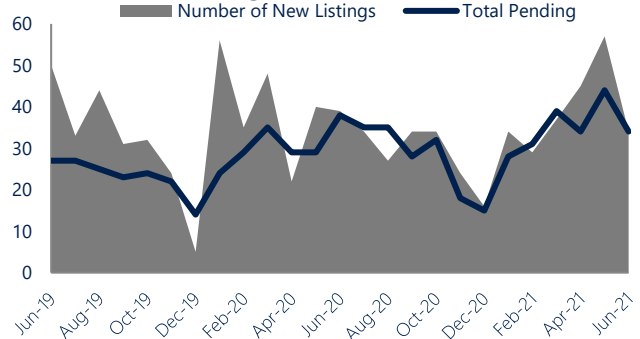
This month there were 34 homes newly listed for sale in King William County compared to 39 in June 2020, a decrease of 13%. There were 34 current contracts pending sale this June compared to 38 a year ago. The number of current contracts is 11% lower than last June.

### Months of Supply

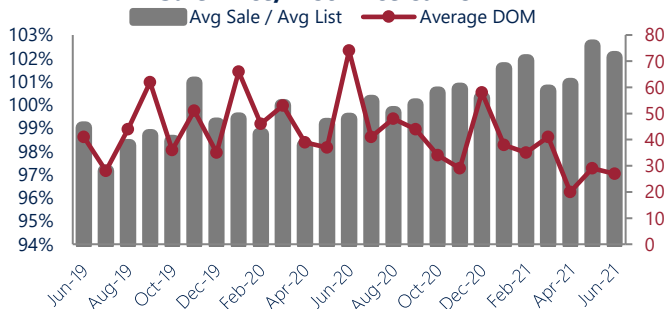
In June, there was 1.6 months of supply available in King William County, compared to 2.5 in June 2020. That is a decrease of 37% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In June, the average sale price in King William County was 102.0% of the average list price, which is 2.7% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 27, lower than the average last year, which was 74. This decrease was impacted by the limited number of sales.



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