

THE LONG & FOSTER MARKET MINUTE™

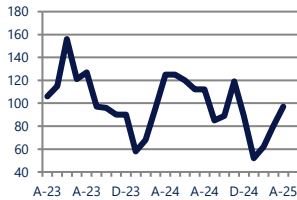
FOCUS ON: **GREATER WILLIAMSBURG HOUSING MARKET**

APRIL 2025

Zip Code(s): 23188 and 23185

Units Sold

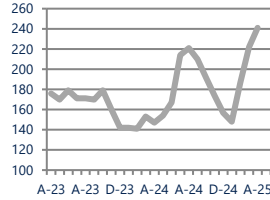
97



Down -22%
Vs. Year Ago

Active Inventory

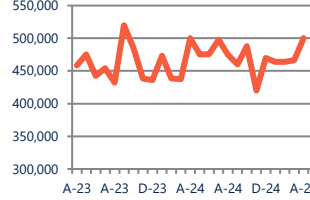
241



Up 64%
Vs. Year Ago

Median Sale Price

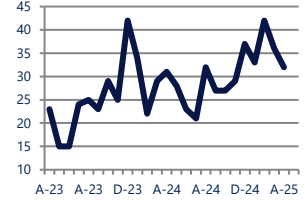
\$500,000



No Change
Vs. Year Ago

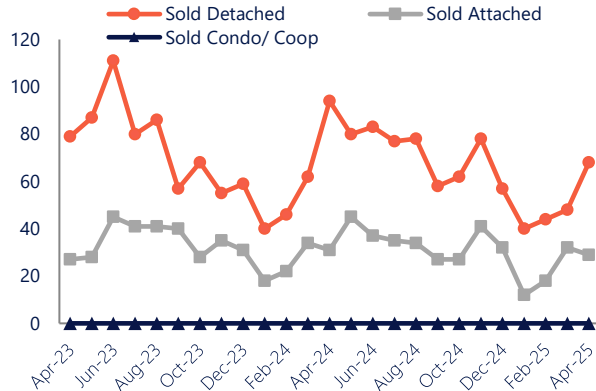
Days On Market

32



Up 3%
Vs. Year Ago

Units Sold*



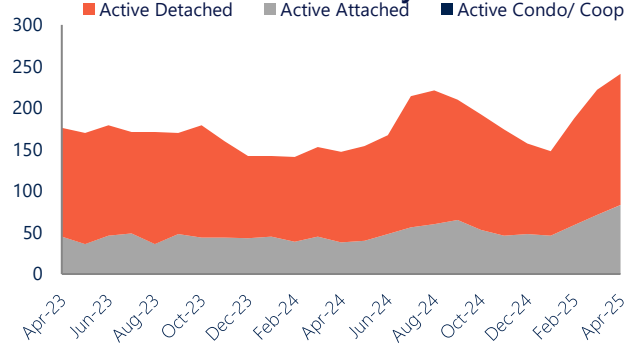
Units Sold

There was an increase in total units sold in April, with 97 sold this month in Greater Williamsburg versus 80 last month, an increase of 21%. This month's total units sold was lower than at this time last year, a decrease of 22% versus April 2024.

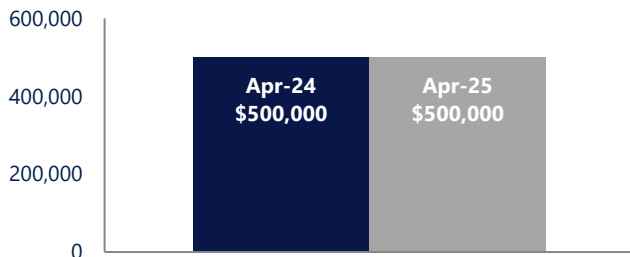
Active Inventory

Versus last year, the total number of homes available this month is higher by 94 units or 64%. The total number of active inventory this April was 241 compared to 147 in April 2024. This month's total of 241 is higher than the previous month's total supply of available inventory of 222, an increase of 9%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Greater Williamsburg Homes was \$500,000. This April, the median sale price was \$500,000, which is similar compared to a year ago. The current median sold price is 7% higher than in March.

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

Greater Williamsburg are defined as properties listed in zip code/s 23188 and 23185.

*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 WAAR 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 WAAR or Long & Foster Real Estate, Inc.

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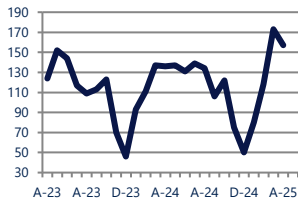
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APRIL 2025

Zip Code(s): 23188 and 23185

New Listings

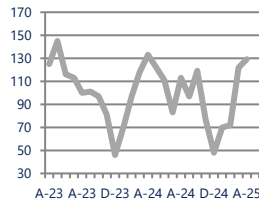
157



Up 15%
Vs. Year Ago

Current Contracts

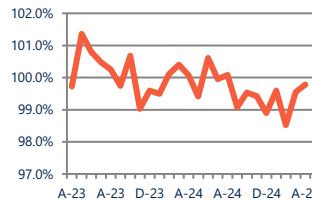
129



Down -3%
Vs. Year Ago

Sold Vs. List Price

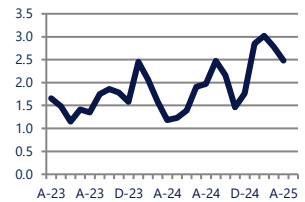
99.8%



No Change
Vs. Year Ago

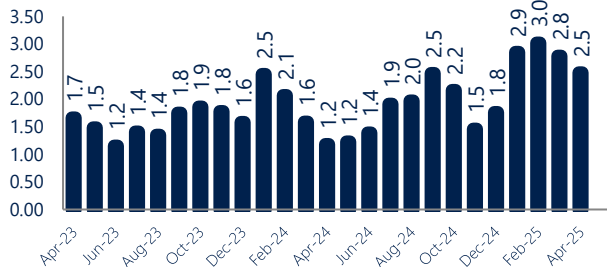
Months of Supply

2.5



Up 110%
Vs. Year Ago

Months Of Supply



Months of Supply

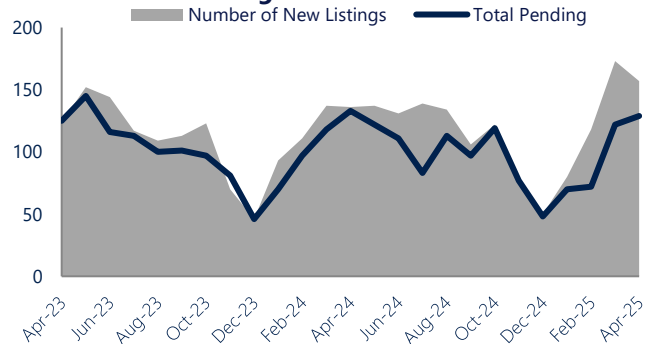
In April, there was 2.5 months of supply available in Greater Williamsburg, compared to 1.2 in April 2024. That is an increase of 111% versus a year ago.

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.

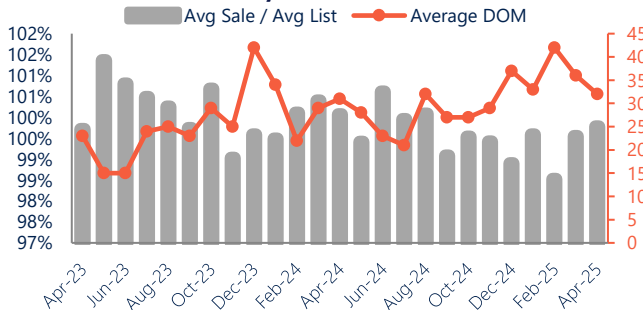
New Listings & Current Contracts

This month there were 157 homes newly listed for sale in Greater Williamsburg compared to 136 in April 2024, an increase of 15%. There were 129 current contracts pending sale this April compared to 133 a year ago. The number of current contracts is 3% lower than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Greater Williamsburg was 99.8% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 32, higher than the average last year, which was 31, an increase of 3%.

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