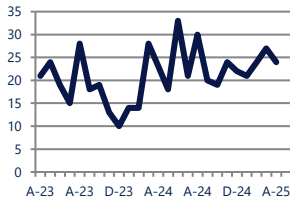


THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **KING WILLIAM COUNTY HOUSING MARKET**

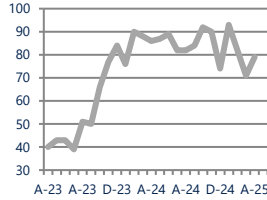
APRIL 2025

Units Sold 24



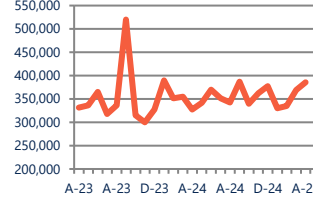
Up 4%
Vs. Year Ago

Active Inventory 79



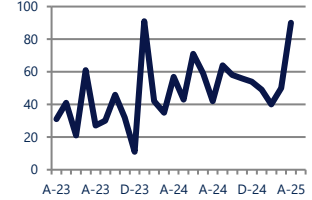
Down -8%
Vs. Year Ago

Median Sale Price \$385,950



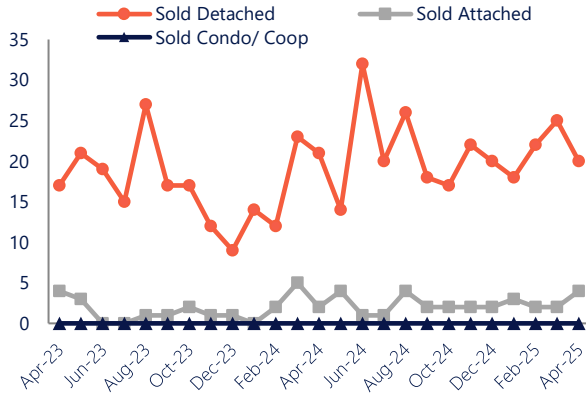
Up 18%
Vs. Year Ago

Days On Market 90



Up
Vs. Year Ago

Units Sold*



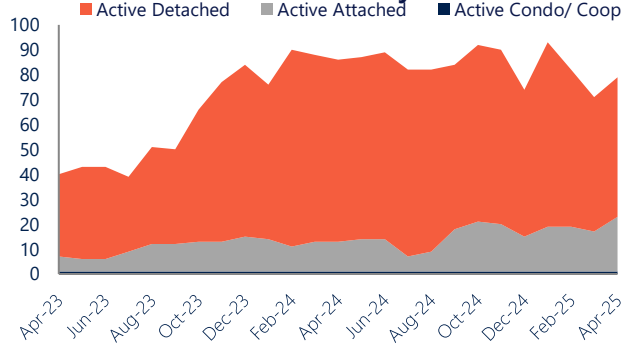
Units Sold

There was a decrease in total units sold in April, with 24 sold this month in King William County versus 27 last month, a decrease of 11%. This month's total units sold was higher than at this time last year, an increase of 4% versus April 2024.

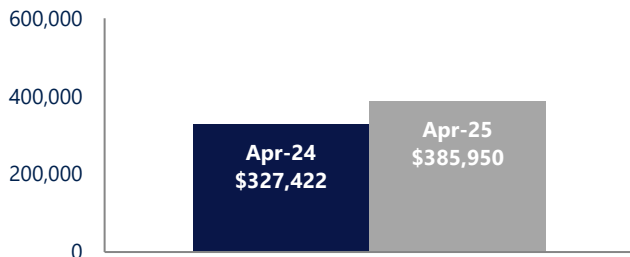
Active Inventory

Versus last year, the total number of homes available this month is lower by 7 units or 8%. The total number of active inventory this April was 79 compared to 86 in April 2024. This month's total of 79 is higher than the previous month's total supply of available inventory of 71, an increase of 11%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for King William County Homes was \$327,422. This April, the median sale price was \$385,950, an increase of 18% or \$58,528 compared to last year. The current median sold price is 5% 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.

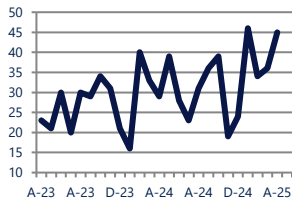
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **KING WILLIAM COUNTY HOUSING MARKET**

APRIL 2025

New Listings

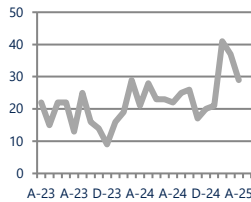
45



Up 55%
Vs. Year Ago

Current Contracts

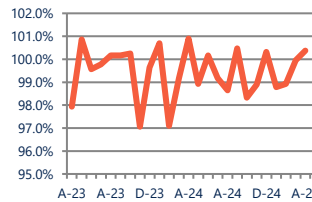
29



Up 38%
Vs. Year Ago

Sold Vs. List Price

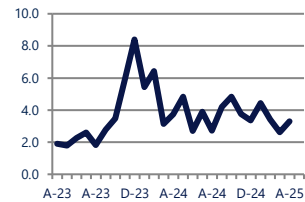
100.4%



Down -0.5%
Vs. Year Ago

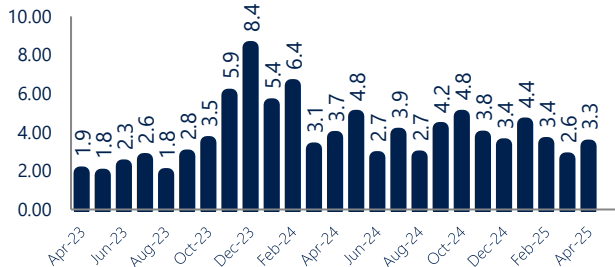
Months of Supply

3.3



Down -12%
Vs. Year Ago

Months Of Supply



Months of Supply

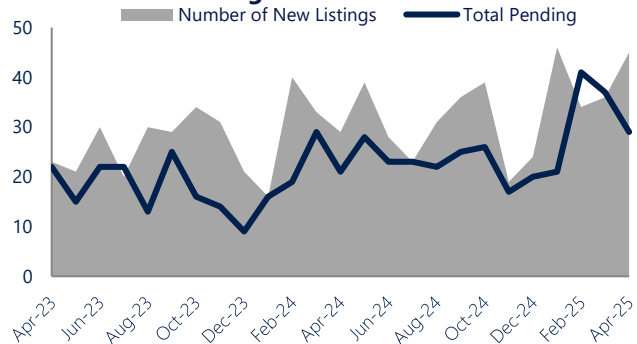
In April, there was 3.3 months of supply available in King William County, compared to 3.7 in April 2024. That is a decrease of 12% versus a year ago.

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.

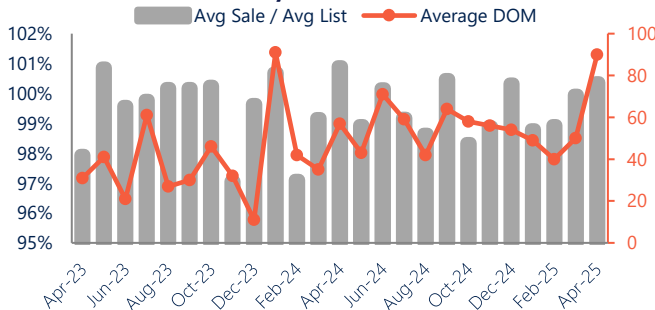
New Listings & Current Contracts

This month there were 45 homes newly listed for sale in King William County compared to 29 in April 2024, an increase of 55%. There were 29 current contracts pending sale this April compared to 21 a year ago. The number of current contracts is 38% higher 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 King William County was 100.4% of the average list price, which is 0.5% lower than at this time last year.

Days On Market

This month, the average number of days on market was 90, higher than the average last year, which was 57. This increase was impacted by the limited number of sales.