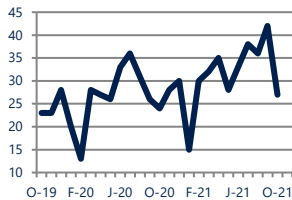


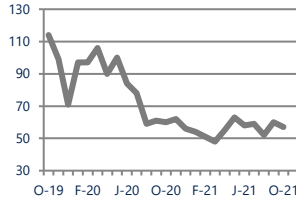


Units Sold
27



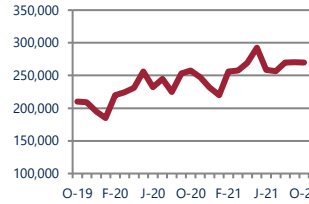
Up
Vs. Year Ago

Active Inventory
57



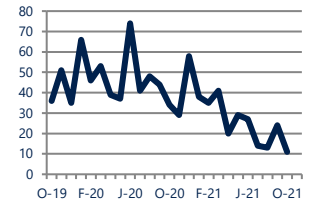
Down -5%
Vs. Year Ago

Median Sale Price
\$270,000



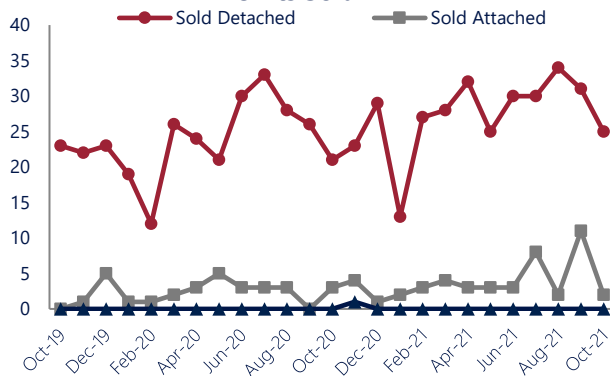
Up 5%
Vs. Year Ago

Days On Market
11



Down
Vs. Year Ago

Units Sold*



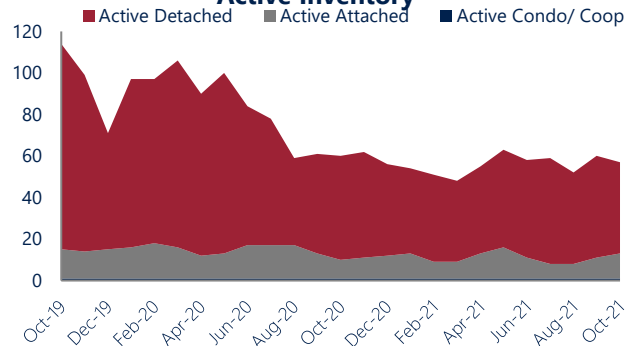
Units Sold

With relatively few transactions, there was a decrease in total units sold in October, with 27 sold this month in King William County. This month's total units sold was higher than at this time last year, an increase from October 2020.

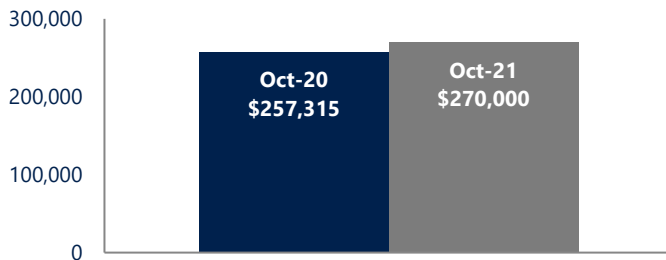
Active Inventory

Versus last year, the total number of homes available this month is lower by 3 units or 5%. The total number of active inventory this October was 57 compared to 60 in October 2020. This month's total of 57 is lower than the previous month's total supply of available inventory of 60, a decrease of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last October, the median sale price for King William County Homes was \$257,315. This October, the median sale price was \$270,000, an increase of 5% or \$12,685 compared to last year. The current median sold price is approximately the same as the median price in September.

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



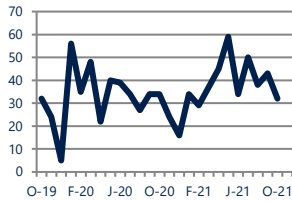
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by CVRMLS and 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

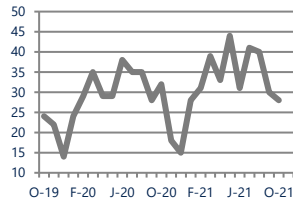
32



Down -6%
Vs. Year Ago

Current Contracts

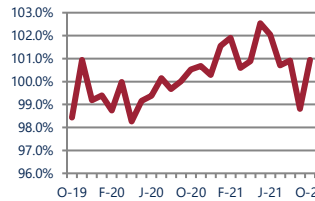
28



Down -13%
Vs. Year Ago

Sold Vs. List Price

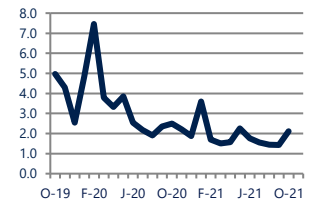
100.9%



No Change
Vs. Year Ago

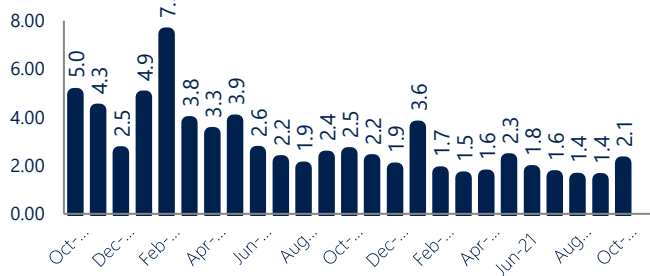
Months of Supply

2.1



Down -16%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

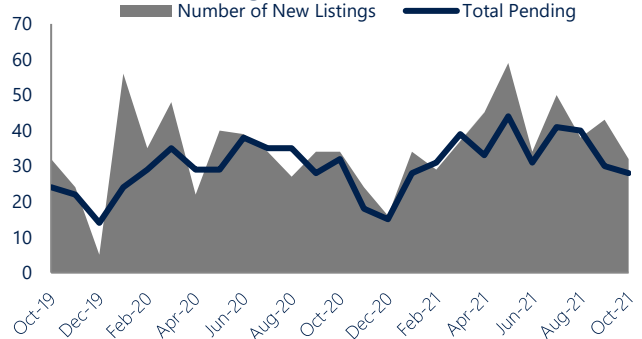
This month there were 32 homes newly listed for sale in King William County compared to 34 in October 2020, a decrease of 6%. There were 28 current contracts pending sale this October compared to 32 a year ago. The number of current contracts is 13% lower than last October.

Months of Supply

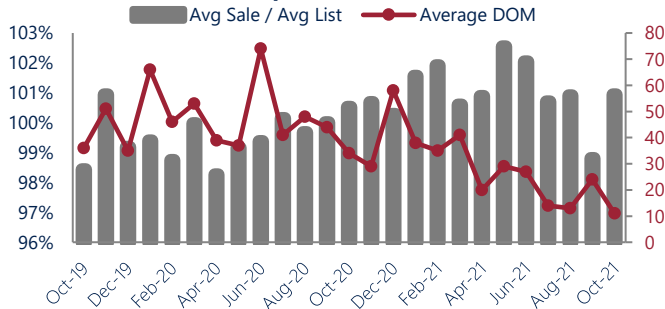
In October, there was 2.1 months of supply available in King William County, compared to 2.5 in October 2020. That is a decrease of 16% versus a year ago.

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 October, the average sale price in King William County was 100.9% 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 11, lower than the average last year, which was 34. This decrease was impacted by the limited number of sales.



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