Focus On: King William County Housing Market

September 2018

Units Sold
23

Active Inventory
91

Median Sale Price
$200,000

Days On Market
57

Up 21% Vs. Year Ago

Down -33% Vs. Year Ago

Up 3% Vs. Year Ago

Up Vs. Year Ago

Units Sold

There was a decrease in total units sold in September, with 23 sold this month in King William County versus 27 last month, a decrease of 15%. This month’s total units sold was higher than at this time last year, an increase of 21% versus September 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 45 units or 33%. The total number of active inventory this September was 91 compared to 136 in September 2017. This month’s total of 91 is lower than the previous month’s total supply of available inventory of 101, a decrease of 10%.

Median Sale Price

Last September, the median sale price for King William County Homes was $194,950. This September, the median sale price was $200,000, an increase of 3% or $5,050 compared to last year. The current median sold price is 4% lower than in August.

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.

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**New Listings**
- 26

**Current Contracts**
- 23

**Sold Vs. List Price**
- 99.9%

**Months of Supply**
- 4.0

**Months of Supply**
- In September, there was 4.0 months of supply available in King William County, compared to 7.2 in September 2017. That is a decrease of 45% versus a year ago.

**New Listings & Current Contracts**
- This month there were 26 homes newly listed for sale in King William County compared to 33 in September 2017, a decrease of 21%. There were 23 current contracts pending sale this September compared to 22 a year ago. The number of current contracts is 5% higher than last September.

**Sale Price to List Price Ratio**
- In September, the average sale price in King William County was 99.9% 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 57, higher than the average last year, which was 38. This increase was impacted by the limited number of sales.

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