

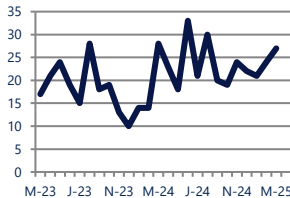
THE LONG & FOSTER MARKET MINUTE™

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

MARCH 2025

Units Sold

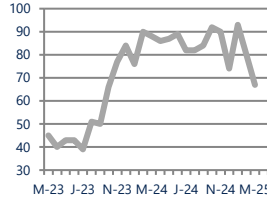
27



Down -4%
Vs. Year Ago

Active Inventory

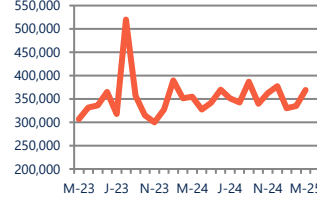
67



Down -24%
Vs. Year Ago

Median Sale Price

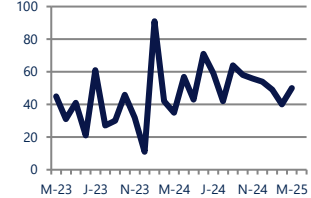
\$369,000



Up 4%
Vs. Year Ago

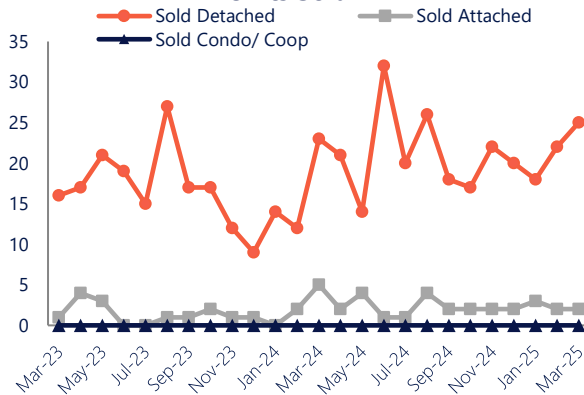
Days On Market

50



Up 43%
Vs. Year Ago

Units Sold*



Units Sold

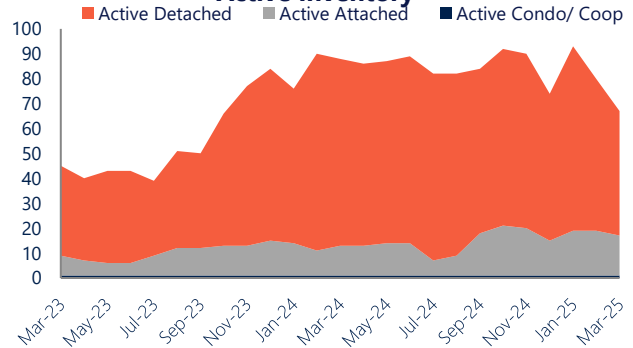
There was an increase in total units sold in March, with 27 sold this month in King William County versus 24 last month, an increase of 13%. This month's total units sold was lower than at this time last year, a decrease of 4% versus March 2024.

Active Inventory

Versus last year, the total number of homes available this month is lower by 21 units or 24%. The total number of active inventory this March was 67 compared to 88 in March 2024.

This month's total of 67 is lower than the previous month's total supply of available inventory of 80, a decrease of 16%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for King William County Homes was \$354,500. This March, the median sale price was \$369,000, an increase of 4% or \$14,500 compared to last year. The current median sold price is 10% higher than in February.

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

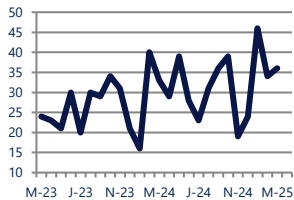
THE LONG & FOSTER MARKET MINUTE™

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

MARCH 2025

New Listings

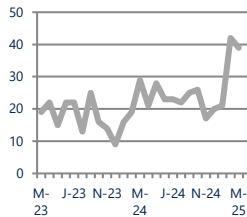
36



Up 9%
Vs. Year Ago

Current Contracts

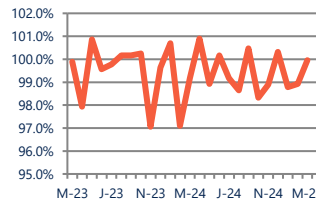
39



Up 34%
Vs. Year Ago

Sold Vs. List Price

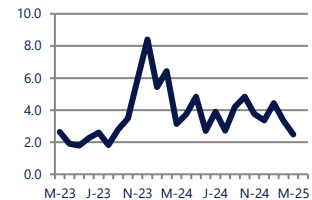
100.0%



Up 0.8%
Vs. Year Ago

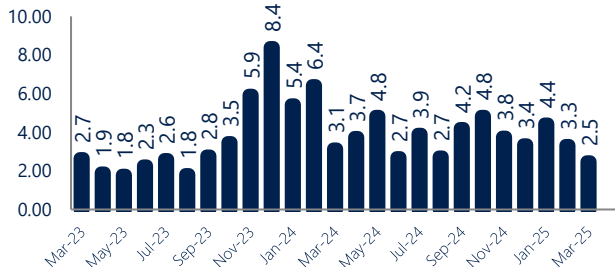
Months of Supply

2.5



Down -21%
Vs. Year Ago

Months Of Supply



Months of Supply

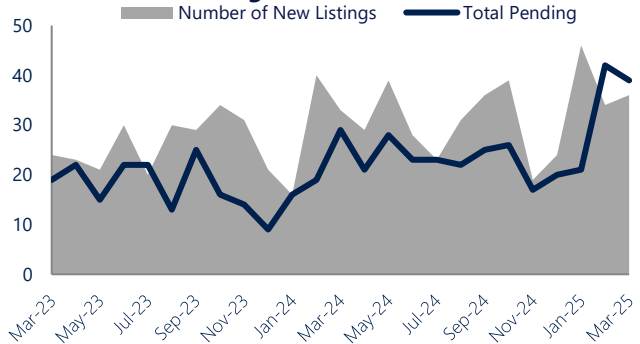
In March, there was 2.5 months of supply available in King William County, compared to 3.1 in March 2024. That is a decrease of 21% versus a year ago.

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.

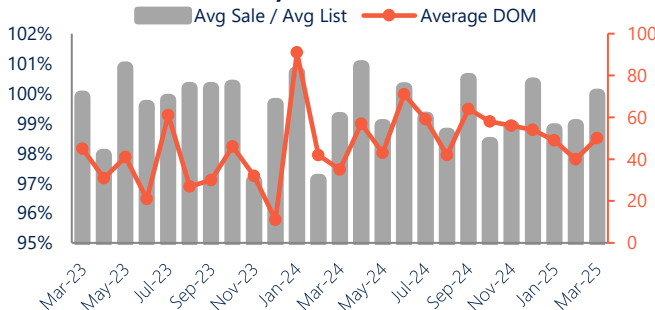
New Listings & Current Contracts

This month there were 36 homes newly listed for sale in King William County compared to 33 in March 2024, an increase of 9%. There were 39 current contracts pending sale this March compared to 29 a year ago. The number of current contracts is 34% higher than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in King William County was 100.0% of the average list price, which is 0.8% higher than at this time last year.

Days On Market

This month, the average number of days on market was 50, higher than the average last year, which was 35, an increase of 43%.