Local Market Update – August 2026

A Research Tool Provided by Central Virginia Regional MLS.

Williamsburg City

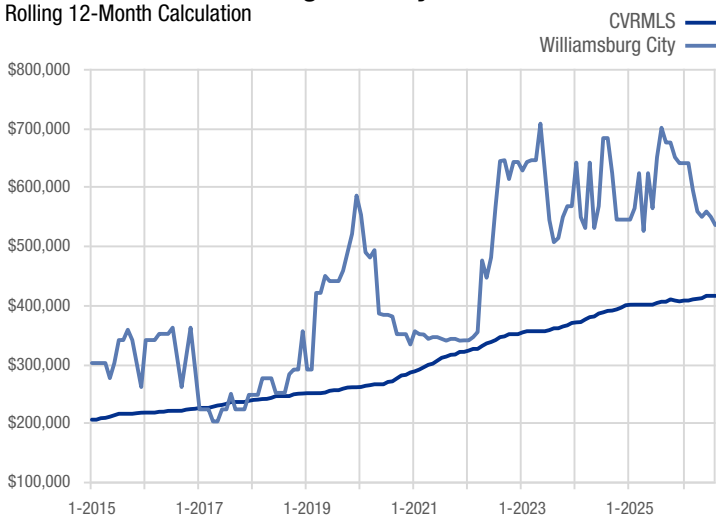
Single Family	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	3	**1**	- 66.7%	14	**10**	- 28.6%
Pending Sales	3	**0**	- 100.0%	14	**7**	- 50.0%
Closed Sales	1	**1**	0.0%	12	**7**	- 41.7%
Days on Market Until Sale	24	**11**	- 54.2%	34	**13**	- 61.8%
Median Sales Price*	$1,550,000	**$535,000**	- 65.5%	$744,500	**$548,950**	- 26.3%
Average Sales Price*	$1,550,000	**$535,000**	- 65.5%	$752,458	**$582,421**	- 22.6%
Percent of Original List Price Received*	93.9%	**100.0%**	+ 6.5%	99.2%	**99.9%**	+ 0.7%
Inventory of Homes for Sale	2	**2**	0.0%	—	**—**	—
Months Supply of Inventory	1.1	**1.3**	+ 18.2%	—	**—**	—

Condo/Town	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	0	**0**	0.0%	12	**13**	+ 8.3%
Pending Sales	0	**0**	0.0%	5	**5**	0.0%
Closed Sales	0	**2**	—	6	**7**	+ 16.7%
Days on Market Until Sale	—	**59**	—	20	**83**	+ 315.0%
Median Sales Price*	—	**$410,000**	—	$204,000	**$295,000**	+ 44.6%
Average Sales Price*	—	**$410,000**	—	$332,000	**$324,714**	- 2.2%
Percent of Original List Price Received*	—	**94.8%**	—	98.2%	**92.7%**	- 5.6%
Inventory of Homes for Sale	5	**1**	- 80.0%	—	**—**	—
Months Supply of Inventory	3.9	**0.7**	- 82.1%	—	**—**	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

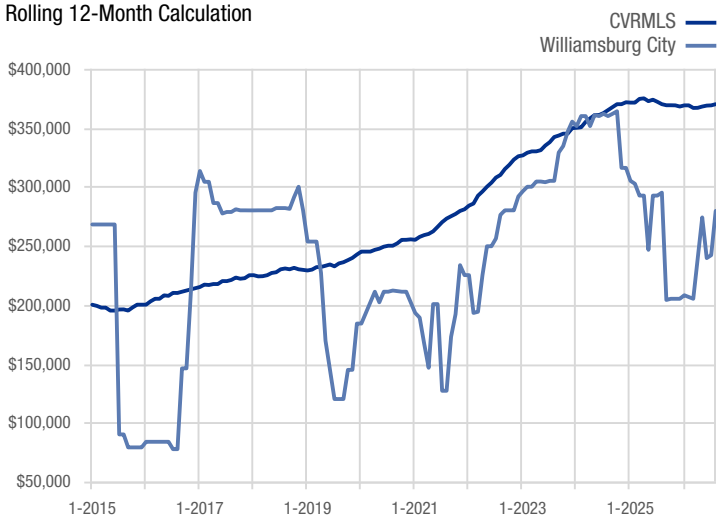
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Condo/Town

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

Current as of September 10, 2026. All data from Central Virginia Regional MLS. Report © 2026 ShowingTime Plus, LLC.