Local Market Update – October 2026

A Research Tool Provided by Central Virginia Regional MLS.

King William County

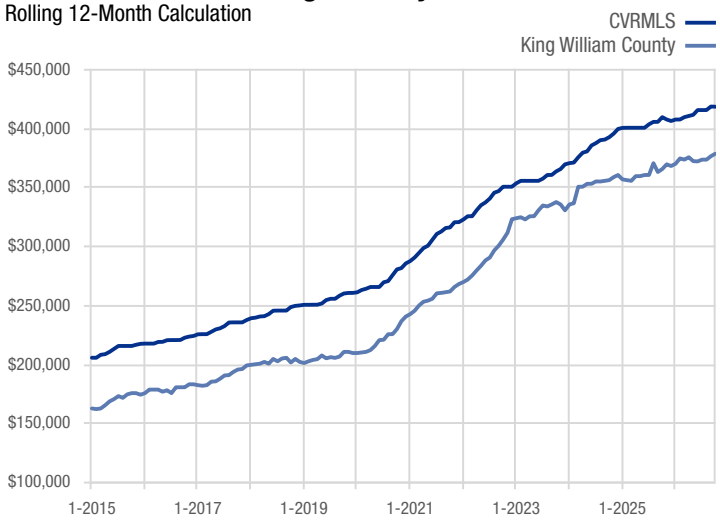
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	28	**22**	- 21.4%	219	**274**	+ 25.1%
Pending Sales	17	**11**	- 35.3%	172	**201**	+ 16.9%
Closed Sales	12	**14**	+ 16.7%	171	**202**	+ 18.1%
Days on Market Until Sale	22	**27**	+ 22.7%	54	**39**	- 27.8%
Median Sales Price*	$367,500	**$410,000**	+ 11.6%	$365,000	**$378,500**	+ 3.7%
Average Sales Price*	$379,834	**$416,651**	+ 9.7%	$360,514	**$397,827**	+ 10.3%
Percent of Original List Price Received*	98.1%	**99.6%**	+ 1.5%	98.2%	**100.0%**	+ 1.8%
Inventory of Homes for Sale	54	**61**	+ 13.0%	—	—	—
Months Supply of Inventory	3.3	**3.2**	- 3.0%	—	—	—

Condo/Town	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	14	**1**	- 92.9%	60	**82**	+ 36.7%
Pending Sales	3	**5**	+ 66.7%	31	**58**	+ 87.1%
Closed Sales	2	**3**	+ 50.0%	30	**50**	+ 66.7%
Days on Market Until Sale	52	**56**	+ 7.7%	65	**163**	+ 150.8%
Median Sales Price*	$297,495	**$288,500**	- 3.0%	$327,475	**$295,000**	- 9.9%
Average Sales Price*	$297,495	**$303,833**	+ 2.1%	$335,214	**$313,550**	- 6.5%
Percent of Original List Price Received*	97.5%	**98.4%**	+ 0.9%	98.4%	**95.2%**	- 3.3%
Inventory of Homes for Sale	27	**32**	+ 18.5%	—	—	—
Months Supply of Inventory	8.0	**6.3**	- 21.3%	—	—	—

* 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.

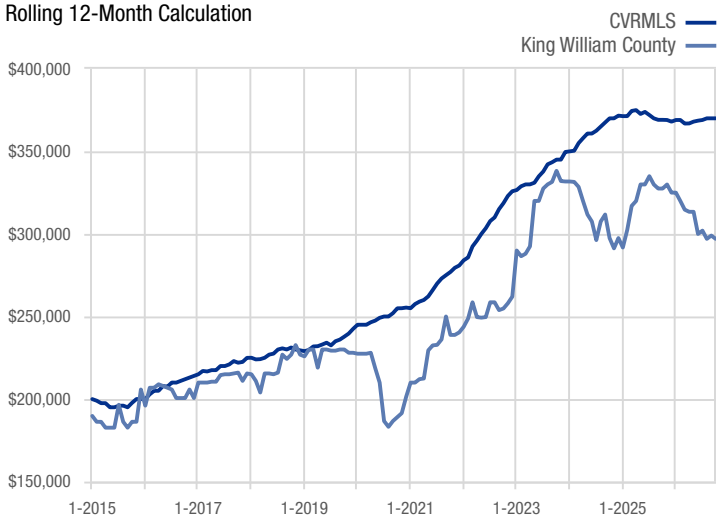
Median Sales Price - Single-Family

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 November 10, 2026. All data from Central Virginia Regional MLS. Report © 2026 ShowingTime Plus, LLC.