# Local Market Update – October 2026

A Research Tool Provided by Central Virginia Regional MLS.

# Williamsburg City

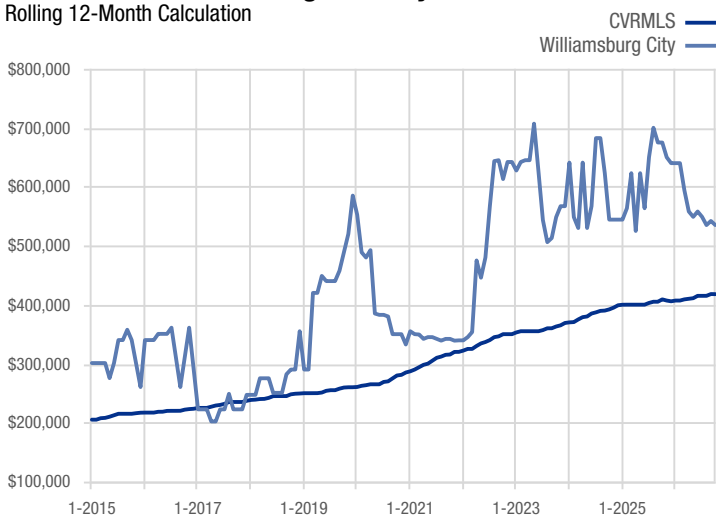
| Single Family | October | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **% Change** | **Thru 10-2025** | **Thru 10-2026** | **% Change** |
| New Listings | 2 | **1** | - 50.0% | 16 | **12** | - 25.0% |
| Pending Sales | 1 | **0** | - 100.0% | 15 | **8** | - 46.7% |
| Closed Sales | 1 | **0** | - 100.0% | 14 | **7** | - 50.0% |
| Days on Market Until Sale | 17 | **—** | — | 30 | **13** | - 56.7% |
| Median Sales Price* | $630,000 | **—** | — | $687,000 | **$548,950** | - 20.1% |
| Average Sales Price* | $630,000 | **—** | — | $708,071 | **$582,421** | - 17.7% |
| Percent of Original List Price Received* | 99.4% | **—** | — | 99.6% | **99.9%** | + 0.3% |
| Inventory of Homes for Sale | 2 | **2** | 0.0% | — | **—** | — |
| Months Supply of Inventory | 1.1 | **1.3** | + 18.2% | — | **—** | — |

| Condo/Town | October | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **% Change** | **Thru 10-2025** | **Thru 10-2026** | **% Change** |
| New Listings | 0 | **1** | — | 14 | **15** | + 7.1% |
| Pending Sales | 1 | **1** | 0.0% | 8 | **6** | - 25.0% |
| Closed Sales | 3 | **0** | - 100.0% | 9 | **7** | - 22.2% |
| Days on Market Until Sale | 92 | **—** | — | 44 | **83** | + 88.6% |
| Median Sales Price* | $205,000 | **—** | — | $205,000 | **$295,000** | + 43.9% |
| Average Sales Price* | $216,333 | **—** | — | $293,444 | **$324,714** | + 10.7% |
| Percent of Original List Price Received* | 96.5% | **—** | — | 97.6% | **92.7%** | - 5.0% |
| Inventory of Homes for Sale | 4 | **1** | - 75.0% | — | **—** | — |
| Months Supply of Inventory | 3.1 | **0.7** | - 77.4% | — | **—** | — |

* 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.

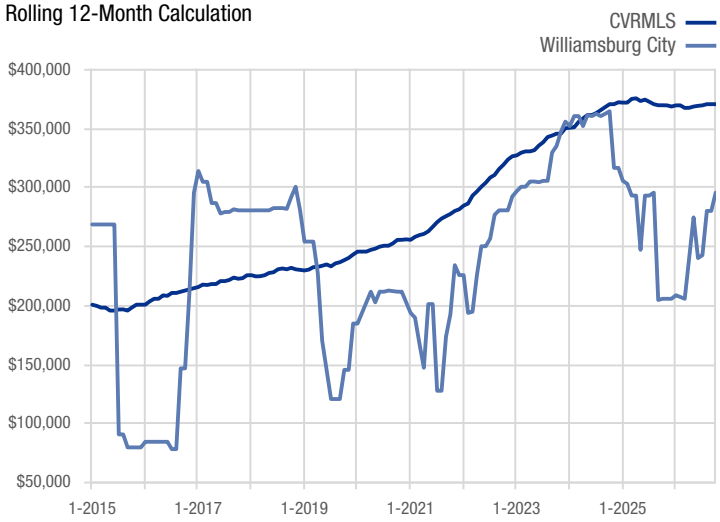
## Median Sales Price - Single-Family

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.