

Local Market Update – May 2026

A Research Tool Provided by Central Virginia Regional MLS.



Williamsburg City

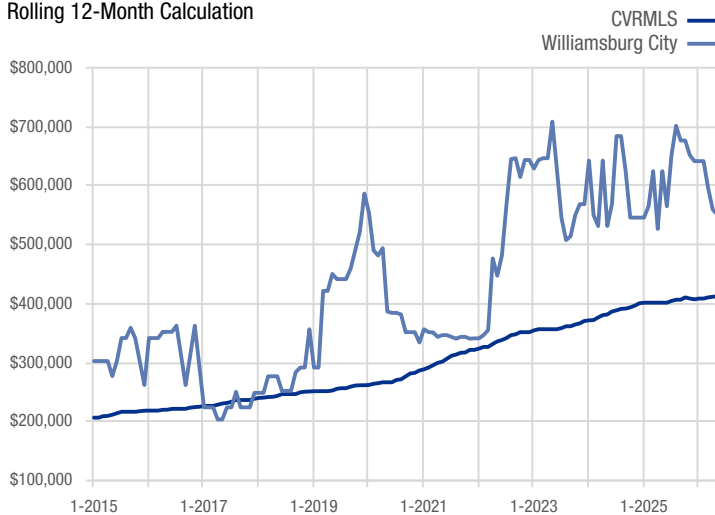
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	2	1	- 50.0%	10	7	- 30.0%
Pending Sales	2	0	- 100.0%	8	5	- 37.5%
Closed Sales	3	3	0.0%	7	4	- 42.9%
Days on Market Until Sale	27	5	- 81.5%	18	5	- 72.2%
Median Sales Price*	\$802,500	\$548,950	- 31.6%	\$784,500	\$553,475	- 29.4%
Average Sales Price*	\$927,167	\$519,317	- 44.0%	\$760,786	\$528,988	- 30.5%
Percent of Original List Price Received*	93.9%	100.6%	+ 7.1%	98.1%	100.4%	+ 2.3%
Inventory of Homes for Sale	5	1	- 80.0%	—	—	—
Months Supply of Inventory	3.1	0.5	- 83.9%	—	—	—

Condo/Town	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	1	0	- 100.0%	8	11	+ 37.5%
Pending Sales	1	1	0.0%	5	2	- 60.0%
Closed Sales	2	1	- 50.0%	5	3	- 40.0%
Days on Market Until Sale	8	53	+ 562.5%	21	118	+ 461.9%
Median Sales Price*	\$507,500	\$450,000	- 11.3%	\$200,000	\$379,000	+ 89.5%
Average Sales Price*	\$507,500	\$450,000	- 11.3%	\$315,600	\$319,333	+ 1.2%
Percent of Original List Price Received*	99.1%	85.7%	- 13.5%	98.1%	89.6%	- 8.7%
Inventory of Homes for Sale	3	2	- 33.3%	—	—	—
Months Supply of Inventory	2.1	1.3	- 38.1%	—	—	—

* 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.

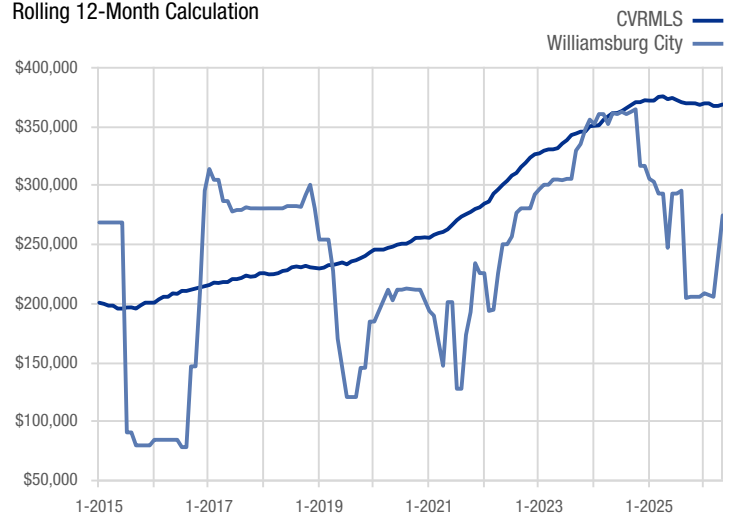
Median Sales Price - Single-Family

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.