

Local Market Update – December 2024

A Research Tool Provided by Central Virginia Regional MLS.



Williamsburg City

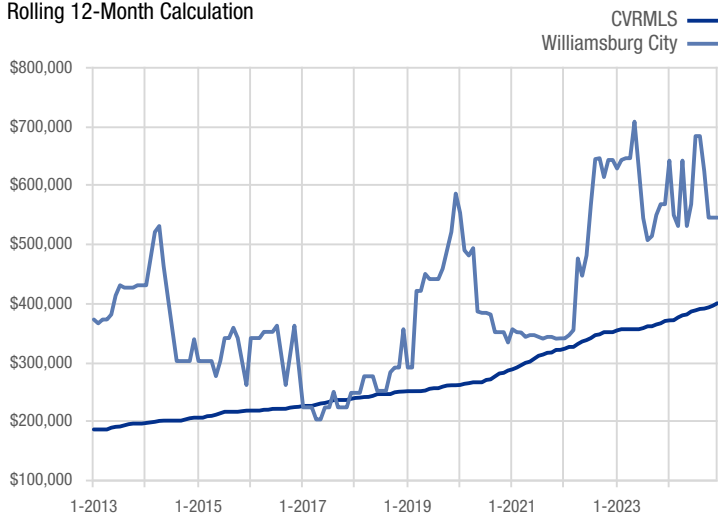
Single Family	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	0	1	—	33	22	- 33.3%
Pending Sales	0	0	0.0%	29	15	- 48.3%
Closed Sales	1	1	0.0%	29	16	- 44.8%
Days on Market Until Sale	119	25	- 79.0%	33	12	- 63.6%
Median Sales Price*	\$410,000	\$256,000	- 37.6%	\$567,000	\$544,250	- 4.0%
Average Sales Price*	\$410,000	\$256,000	- 37.6%	\$661,876	\$622,622	- 5.9%
Percent of Original List Price Received*	82.8%	102.4%	+ 23.7%	97.2%	99.1%	+ 2.0%
Inventory of Homes for Sale	1	4	+ 300.0%	—	—	—
Months Supply of Inventory	0.4	1.9	+ 375.0%	—	—	—

Condo/Town	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	2	0	- 100.0%	41	17	- 58.5%
Pending Sales	1	1	0.0%	31	15	- 51.6%
Closed Sales	2	0	- 100.0%	34	15	- 55.9%
Days on Market Until Sale	13	—	—	26	24	- 7.7%
Median Sales Price*	\$329,500	—	—	\$355,210	\$316,000	- 11.0%
Average Sales Price*	\$329,500	—	—	\$345,826	\$324,070	- 6.3%
Percent of Original List Price Received*	99.2%	—	—	101.0%	97.9%	- 3.1%
Inventory of Homes for Sale	3	1	- 66.7%	—	—	—
Months Supply of Inventory	1.0	0.7	- 30.0%	—	—	—

* 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.

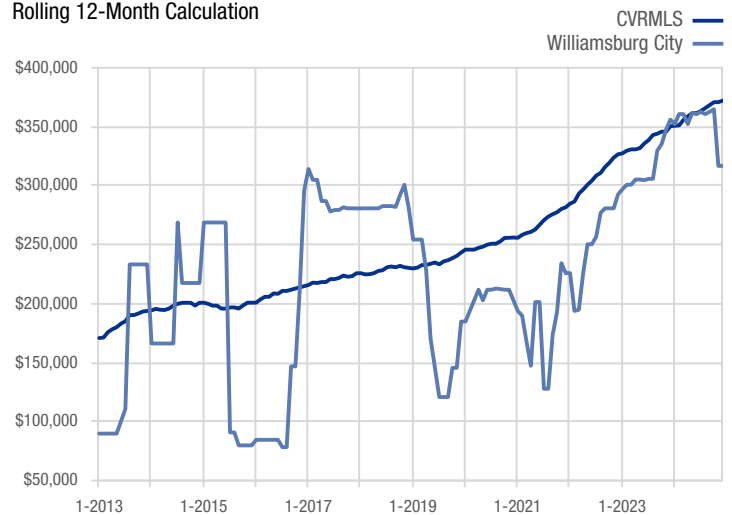
Median Sales Price - Single-Family

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.