

Local Market Update – March 2026

A Research Tool Provided by Central Virginia Regional MLS.



Williamsburg City

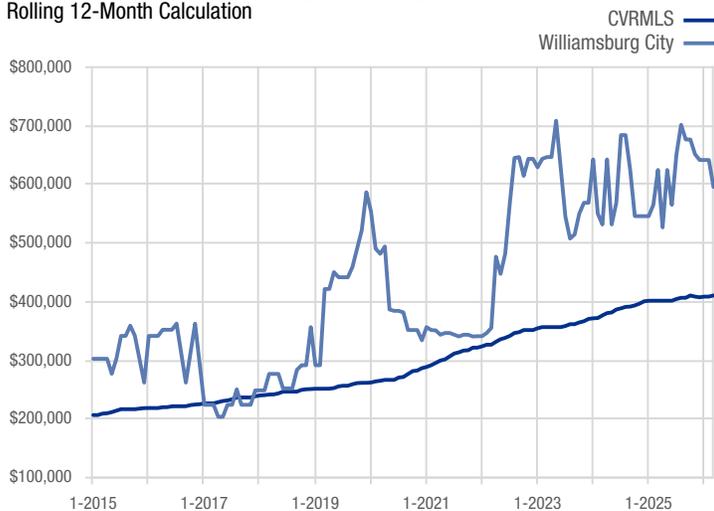
Single Family	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	1	1	0.0%	3	2	- 33.3%
Pending Sales	1	0	- 100.0%	5	1	- 80.0%
Closed Sales	1	1	0.0%	3	1	- 66.7%
Days on Market Until Sale	5	3	- 40.0%	15	3	- 80.0%
Median Sales Price*	\$784,500	\$558,000	- 28.9%	\$784,500	\$558,000	- 28.9%
Average Sales Price*	\$784,500	\$558,000	- 28.9%	\$593,000	\$558,000	- 5.9%
Percent of Original List Price Received*	104.7%	100.0%	- 4.5%	101.0%	100.0%	- 1.0%
Inventory of Homes for Sale	1	2	+ 100.0%	—	—	—
Months Supply of Inventory	0.5	1.1	+ 120.0%	—	—	—

Condo/Town	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	5	0	- 100.0%	6	1	- 83.3%
Pending Sales	1	0	- 100.0%	2	0	- 100.0%
Closed Sales	1	0	- 100.0%	2	2	0.0%
Days on Market Until Sale	13	—	—	41	150	+ 265.9%
Median Sales Price*	\$208,000	—	—	\$204,000	\$254,000	+ 24.5%
Average Sales Price*	\$208,000	—	—	\$204,000	\$254,000	+ 24.5%
Percent of Original List Price Received*	100.0%	—	—	97.6%	91.6%	- 6.1%
Inventory of Homes for Sale	5	1	- 80.0%	—	—	—
Months Supply of Inventory	3.8	0.6	- 84.2%	—	—	—

* 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.

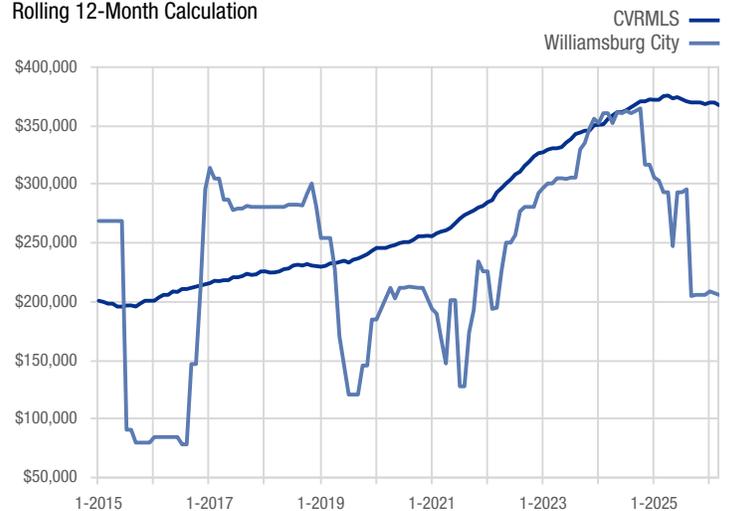
Median Sales Price - Single-Family

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.