

Local Market Update – July 2025

A Research Tool Provided by Central Virginia Regional MLS.



Williamsburg City

Single Family	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	0	1	—	15	11	- 26.7%
Pending Sales	0	1	—	12	12	0.0%
Closed Sales	2	2	0.0%	12	11	- 8.3%
Days on Market Until Sale	17	122	+ 617.6%	13	34	+ 161.5%
Median Sales Price*	\$603,750	\$687,000	+ 13.8%	\$603,750	\$724,000	+ 19.9%
Average Sales Price*	\$603,750	\$687,000	+ 13.8%	\$666,038	\$679,955	+ 2.1%
Percent of Original List Price Received*	98.8%	95.7%	- 3.1%	97.9%	99.7%	+ 1.8%
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	0.6	—	—	—	—

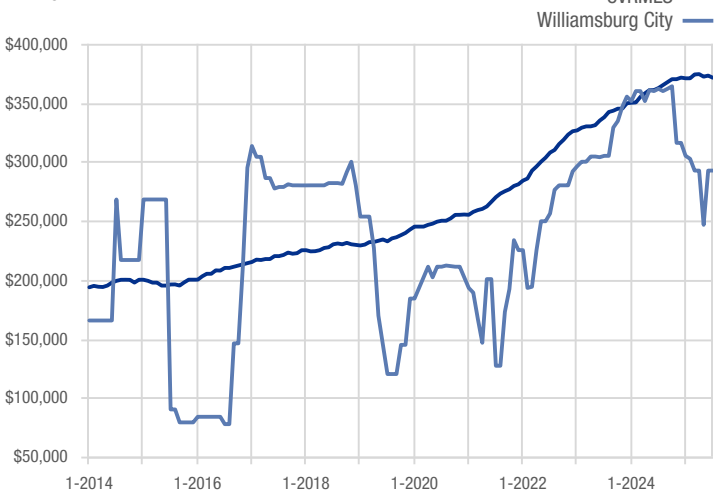
Condo/Town	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	2	2	0.0%	10	12	+ 20.0%
Pending Sales	1	0	- 100.0%	8	5	- 37.5%
Closed Sales	0	0	0.0%	7	6	- 14.3%
Days on Market Until Sale	—	—	—	35	20	- 42.9%
Median Sales Price*	—	—	—	\$369,000	\$204,000	- 44.7%
Average Sales Price*	—	—	—	\$348,006	\$332,000	- 4.6%
Percent of Original List Price Received*	—	—	—	99.0%	98.2%	- 0.8%
Inventory of Homes for Sale	2	5	+ 150.0%	—	—	—
Months Supply of Inventory	1.1	3.3	+ 200.0%	—	—	—

* 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



Median Sales Price - Condo/Town



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.