

# WILLIAMSBURG AREA MARKET REPORT



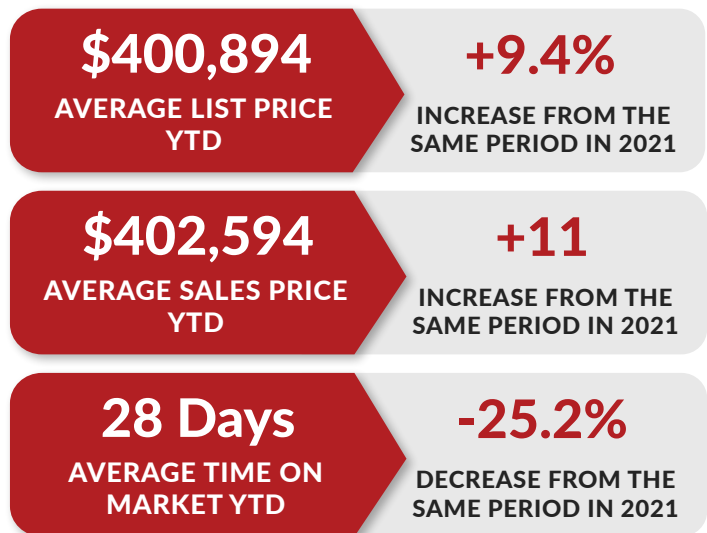
SHAHEEN  
RUTH, MARTIN  
& FONVILLE  
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REAL ESTATE

- **HOME PRICES ARE STILL RISING.** In February, the average sales price across the Williamsburg Association of Realtors (WAAR) markets increased by 11.8% to \$403,810 from last February.
- **INVENTORY REMAINS LOW.** At the end of February 2022, there were 134 fewer active listings in the WAAR region than last year. This is a 26.4% decrease from February 2021.
- **CLOSED AND PENDING SALES SLOWED DOWN.** January and February exhibited a slow down in sales, with February's closed sales down 16.7% from last year.
- **DEMAND FOR HOMES IS HIGH.** Continued low inventory is great news for sellers, but it can be intimidating for buyers. Working with local experts with a track record of marketing homes and writing winning offers will make your home sale or purchase a success.

## TOTAL SALES BY AREA

AREA	FEB '21	FEB '22	% CHANGE
Charles City County	2	1	-50.0%
James City County	138	99	-28.3%
New Kent	36	46	+27.8%
Williamsburg	18	12	-33.3%
York	82	72	-12.2%

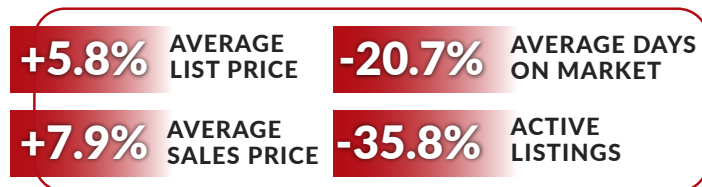
## YTD 2022 VS YTD 2021



## MARKET AVERAGE SALES PRICE TRENDS FOR THE PAST 2 YEARS



## SINGLE-FAMILY DETACHED



FEBRUARY 2022 VS FEBRUARY 2021

## CONDOS & TOWNHOMES



FEBRUARY 2022 VS FEBRUARY 2021



SCAN TO VIEW  
AREA LISTINGS

To receive a custom market report for your home and neighborhood,  
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AT 441 W. DUKE OF GLOUCESTER STREET**



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Data obtained from WAAR Market Indicators Report, February 2022

