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Market Report for King William County

August 2026 numbers, compared with August 2025

September 2026
SINGLE-FAMILY
PAGE 1

MEDIAN SALES PRICE	AVERAGE SALES PRICE	HOMES FOR SALE	DAYS ON MARKET	CLOSED SALES	MONTHS OF SUPPLY
$362,500	**$386,172**	**50**	**20**	**21**	**2.5**
▼ 4.6% vs Aug '25	▲ 5.1% vs Aug '25	▲ 8.7% vs Aug '25	▼ 55.6% vs Aug '25	▲ 10.5% vs Aug '25	▼ 3.8% vs Aug '25
YTD $375,450 ▲ 1.6%	YTD $395,045 ▲ 8.7%	46 a year ago	YTD 41 ▼ 22.6%	YTD 170 ▲ 21.4%	2.6 a year ago

804-Michael's Take on King William County

King William is a strong seller's market, and a growing one. August ended with 50 single-family homes for sale, up from 46 a year ago, and a 2.5-month supply, about the same as last August's 2.6: at the current pace of sales, every home would sell in about two and a half months.

Prices are holding steady. August's median sales price was $362,500, down 4.6% from last August, but with only 21 sales in the month, the year to date is the steadier read: $375,450, up 1.6%. Sellers received 101.6% of their original asking price, up from 98.1% last August, and homes sold in 20 days, down from 45.

The bigger story is growth. New listings are up 35% for the year and pending sales are up 30%, so buyers are keeping up with the extra homes, and sales are up 21%. Fall usually slows sales, so next month's test is whether homes keep selling in about three weeks. The 804-MarketScore calls it a strong seller's market, and the 804-MarketStrength says it is steady.

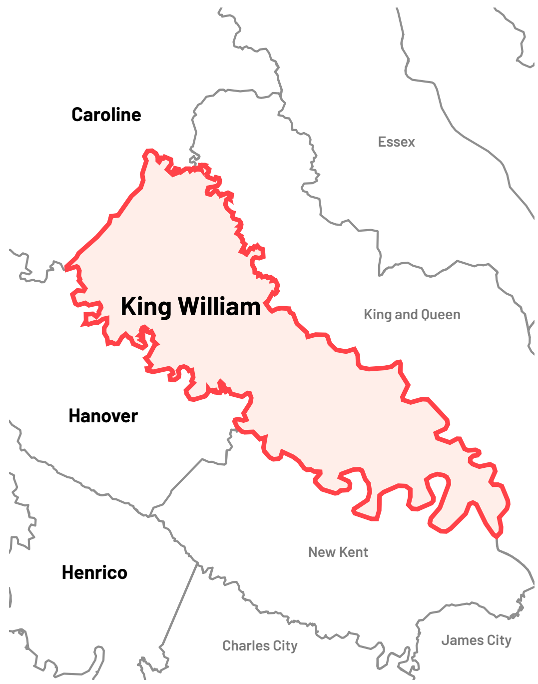
Strategy in This Market

Sellers, homes are selling quickly and above asking, so price with the recent sales and expect offers within a few weeks, even as the fall slows things a little. Buyers, more homes are coming on the market than a year ago, which gives you more to choose from, but the good ones still move fast, so be ready.

Not seeing this in your own sale or search? Don't chase the market. If your listing has gone quiet, or you keep coming in second, call **804-Michael** and let's put a plan together.

STRONG SELLER'S MARKET

+6 | SELLER | BALANCED | BUYER | → STEADY



Single-Family Detail

	AUG 2025	AUG 2026	CHANGE	YTD 2025	YTD 2026	CHANGE
New listings	23	**21**	▼ 8.7%	175	**236**	▲ 34.9%
Pending sales	21	**22**	▲ 4.8%	142	**184**	▲ 29.6%
Closed sales	19	**21**	▲ 10.5%	140	**170**	▲ 21.4%
Days on market	45	**20**	▼ 55.6%	53	**41**	▼ 22.6%
Median sales price	$380,000	**$362,500**	▼ 4.6%	$369,475	**$375,450**	▲ 1.6%
Average sales price	$367,357	**$386,172**	▲ 5.1%	$363,306	**$395,045**	▲ 8.7%
% of original list price	98.1%	**101.6%**	▲ 3.6%	98.2%	**100.1%**	▲ 1.9%
Homes for sale	46	**50**	▲ 8.7%	-	**-**	-
Months of supply	2.6	**2.5**	▼ 3.8%	-	**-**	-

804-MarketScore

Final: Sellers 8, Buyers 2

	SUPPLY	LIST PRICE	DAYS	INVENTORY	PENDING	PRICES	TOTAL
Sellers	1	2	2	0	2	1	8
Buyers	0	0	0	2	0	0	2

Buyer Activity

	AUG 2026	VS AUG 2025
Showings	140	▲ 9.4%
Per listing	3.0	▲ 37.9%
Listings shown	46	▼ 20.7%

Every showing booked through ShowingTime, all property types.

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Market Reports for 11 areas at 804re.com
Licensed Real Estate Broker in Virginia
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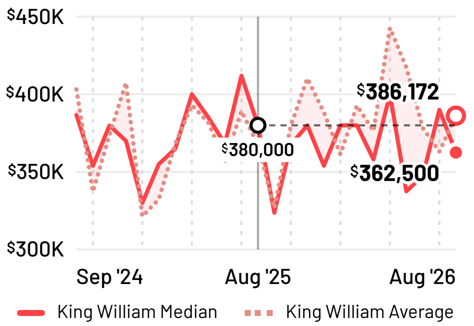
Source: Central Virginia Regional MLS via ShowingTime Plus FastStats, current as of September 10, 2026; price ranges via InfoSparks, as of September 15, 2026. Based on information from CVR MLS for the period September 1, 2024 through August 31, 2026. Deemed reliable but not guaranteed. Median prices, average prices and percent of list price do not account for seller concessions or down payment assistance. Percent changes use rounded figures and can swing widely where there are few sales or listings. 804-MarketScore: six signals, each worth up to 2 points toward sellers or buyers. Map: US Census Bureau.

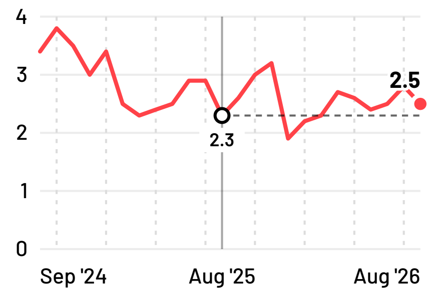
Market Report for
King William County

August 2026 numbers, month by month

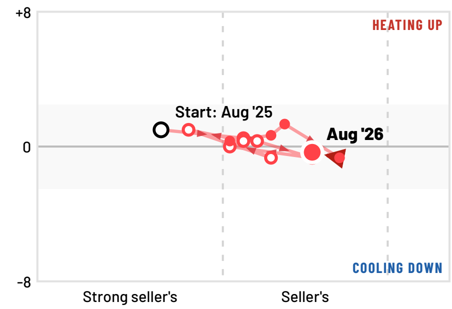
Median and Average Price



Months of Supply

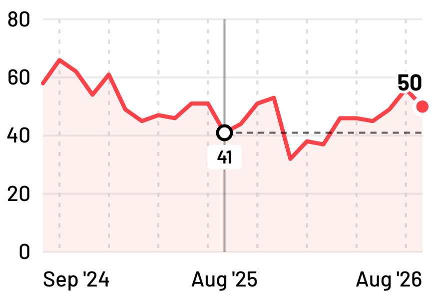


804-MarketDirection Timeline (1 year)

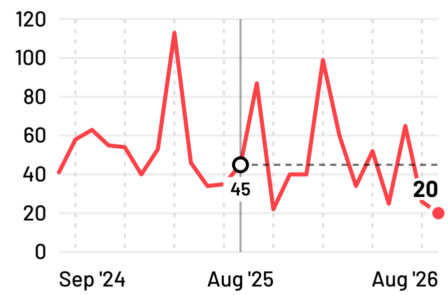


Across: where it stands. Up: which way it's moving.
Each dot is that month and the two before it, averaged.

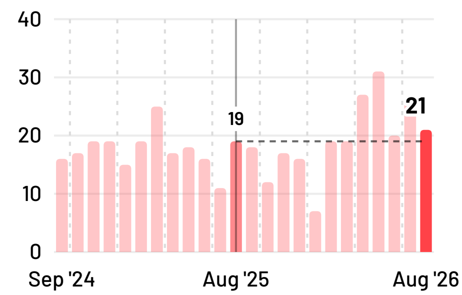
Homes for Sale



Days on Market



Closed Sales



804-MarketStrength: August 2026 vs August 2025

King William County

August 2026
Single-family homes

Sellers MOVING TOWARD **Buyers**

5 ⇐ 3

Maximum total score = 12

King William	Favors · points
New listings	Buyers +1
Homes under contract	Sellers +1
Months of supply	Buyers +1
Median Sales price	Buyers +1
Average % of original list	Sellers +2
Average Days on market	Sellers +2
Total	**Sellers 5 · Buyers 3**

How the 804-MarketStrength and the 804-MarketCarpet are figured: 804re.com/market-report

804-MarketCarpet (4 months)

Measure	2026 May	Jun	Jul	Aug
Months of supply	1	N	1	1
New listings	2	2	2	1
Homes under contract	2	2	N	1
Median sales price	1	1	1	1
% of list price	1	2	N	2
Days on market	2	2	2	2
Sellers	5	4	2	5
Buyers	4	5	4	3
Which way	•	•	•	•

2 1 Sellers 1 2 Buyers N Neither
▲ heating up ▼ cooling

See five years of the 804-MarketCarpet for every area at 804re.com/market-report, or scan the code below.

About These Numbers

21 closed sales of single-family homes in August 2026. A modest data set: read these numbers as a direction more than an exact figure. For a broader view, see the Richmond Metro report.

Michael Hottman · Licensed Real Estate Broker in Virginia · Malcolm Real Estate, Ashland, VA · **Call 804-Michael or Text 804-642-4235** · **804re.com**

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