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Market Report for King William County

October 2026 numbers, compared with October 2025

November 2026
SINGLE-FAMILY
PAGE 1

Median sales price	Average sales price	Homes for sale	Days on market	Closed sales	Months of supply
$410,000	$416,651	61	27	14	3.2
▲ 11.6% vs Oct '25	▲ 9.7% vs Oct '25	▲ 13.0% vs Oct '25	▲ 22.7% vs Oct '25	▲ 16.7% vs Oct '25	▼ 3.0% vs Oct '25
YTD $378,500 ▲ 3.7%	YTD $397,827 ▲ 10.3%	54 a year ago	YTD 39 ▼ 27.8%	YTD 202 ▲ 18.1%	3.3 a year ago

804-Michael's Take on King William County

King William is a balanced market this month. With only 14 sales in October, one sale can swing the numbers, so I lean on the year to date: 202 homes have sold since January, up from 171 last year, at a median of $378,500, up 3.7%. Homes for sale rose to 61 from 54 a year ago, a 3.2-month supply: at the current pace of sales, that is how long the homes for sale would last.

October's median sales price was $410,000, up 11.6% from last October, but it rests on 14 sales, so the year-to-date median is the better read. Sellers received 99.6% of their original asking price this month and 100.0% for the year, up from 98.2% last year.

Homes took 27 days to sell, five more than last October, though the year-to-date days are down to 39 from 54. New listings fell 21% to 22 and pending sales fell 35% to 11, so I'm watching whether pending sales recover as winter arrives. The SimpleMarket Scale calls King William a balanced market, and the SimpleMarket Momentum says it is heating up.

Strategy in This Market

Sellers, price in line with recent sales nearby; this year's sales are well ahead of last year's, but October was quieter. **Buyers**, you have a little more choice than last year, so compare carefully and keep your financing ready. With only 14 closed sales in October, a few sales can make a small change look dramatic, so the year-to-date figures are a steadier guide.

Thinking about selling or buying in the next year? The best plans start well before the sign goes up or the first showing. Call **804-Michael** to talk through your timing.

Single-Family Detail

	Oct 2025	Oct 2026	Change	YTD 2025	YTD 2026	Change
New listings	28	**22**	▼ 21.4%	219	**274**	▲ 25.1%
Pending sales	17	**11**	▼ 35.3%	172	**201**	▲ 16.9%
Closed sales	12	**14**	▲ 16.7%	171	**202**	▲ 18.1%
Days on market	22	**27**	▲ 22.7%	54	**39**	▼ 27.8%
Median sales price	$367,500	**$410,000**	▲ 11.6%	$365,000	**$378,500**	▲ 3.7%
Average sales price	$379,834	**$416,651**	▲ 9.7%	$360,514	**$397,827**	▲ 10.3%
% of original list price	98.1%	**99.6%**	▲ 1.5%	98.2%	**100.0%**	▲ 1.8%
Homes for sale	54	**61**	▲ 13.0%	-	**-**	-
Months of supply	3.3	**3.2**	▼ 3.0%	-	**-**	-

SimpleMarket Read

BALANCED MARKET

Heating up

Seller | 0 Balanced | Buyer



SimpleMarket Scale

	SUPPLY	LIST PRICE	DAYS	INVENTORY	PENDING	PRICES	TOTAL
Sellers	0	2	1	0	0	1	4
Buyers	0	0	0	2	2	0	4

Buyer Activity

	Oct 2026	vs Oct 2025
Showings	**69**	▼ 28.1%
Per listing	**1.4**	▼ 1.7%
Listings shown	**49**	▼ 26.9%

Every showing booked through ShowingTime, all property types.



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Source: Central Virginia Regional MLS via ShowingTime Plus FastStats, current as of November 10, 2026. Based on information from CVR MLS for the period November 1, 2024 through October 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. SimpleMarket Scale: six signals, each worth up to 2 points toward sellers or buyers. Map: US Census Bureau.

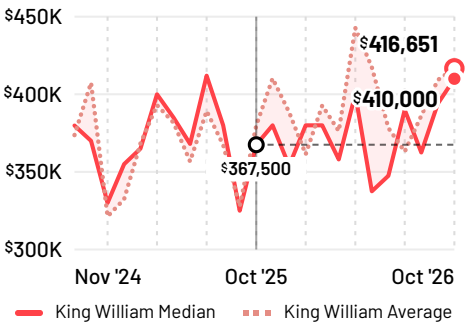
A SimpleMarket Report, developed by Michael Hottman

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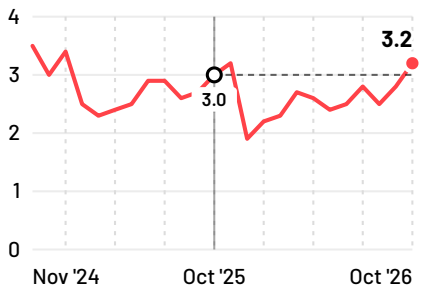
Market Report for King William County

October 2026 numbers, month by month

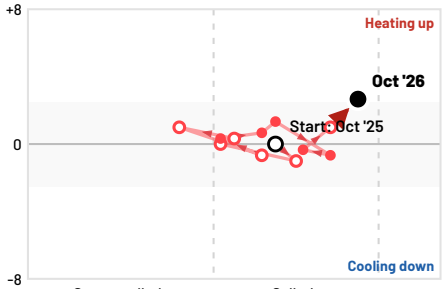
Median and Average Price



Months of Supply

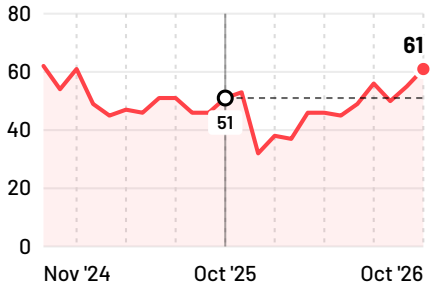


SimpleMarket Trail (1 year)

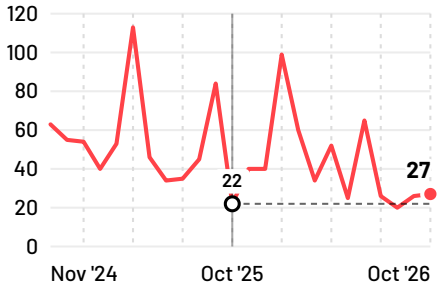


Across: where it stands. Up: which way it's moving.
Each dot is that month and the two before it, averaged.

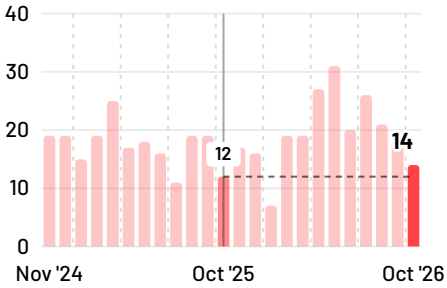
Homes for Sale



Days on Market



Closed Sales



SimpleMarket Momentum: October 2026 vs October 2025

King William County

October 2026
Single-family homes

Sellers Moving toward **Buyers**

6 ◀ **3**

Maximum total score = 12
Year to date:
under 20 sales this month

King William	Favors · points
New listings *year to date*	Buyers +2
Homes under contract *year to date*	Sellers +2
Months of supply	Buyers +1
Median Sales price *year to date*	Sellers +1
Average % of original list *year to date*	Sellers +1
Average Days on market *year to date*	Sellers +2
Total	**Sellers 6 · Buyers 3**

How the SimpleMarket Momentum and the SimpleMarket Carpet are figured: 804re.com/market-report

SimpleMarket Carpet (4 months)

Measure	2026 Jul	Aug	Sep	Oct
Months of supply	1	1	1	1
New listings	2	1	2	2
Homes under contract	N	1	2	2
Median sales price	1	1	1	1
% of list price	N	2	1	1
Days on market	2	2	2	2
Sellers	2	5	6	6
Buyers	4	3	3	3
Which way	·	·	▲	▲

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

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

About These Numbers

14 closed sales of single-family homes in October 2026. With so few sales, one or two homes can change every number dramatically, so comparisons and trends are unreliable. For a more accurate picture, see the Richmond Metro report.

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