

Deelyn

MARKET WATCH

2Q 2023

FORD'S COLONY SALES

Quarterly Survey of Property Sales

Hello Ford's Colony Neighbor! I have prepared this newsletter to help keep you informed of the real estate market in our community. This edition reviews home sales, sold prices, days on market and absorption rates for the second quarter of 2023. As always, please feel free to contact me with any specific questions you may have.

SECOND QUARTER 2023 STATS

APRIL-JUNE 2023 CLOSED SALES	53
ACTIVE LISTINGS AS OF JUNE 30, 2023	17
YTD AVERAGE MONTH'S SUPPLY OF INVENTORY	1.4
YTD AVERAGE SOLD PRICE	\$747,186
YTD AVERAGE SOLD TO ORIGINAL LIST PRICE	99.27%
YTD AVERAGE PRICE PER SQUARE FOOT	\$218.32
YTD AVERAGE DAYS ON MARKET FOR SOLD HOMES	27

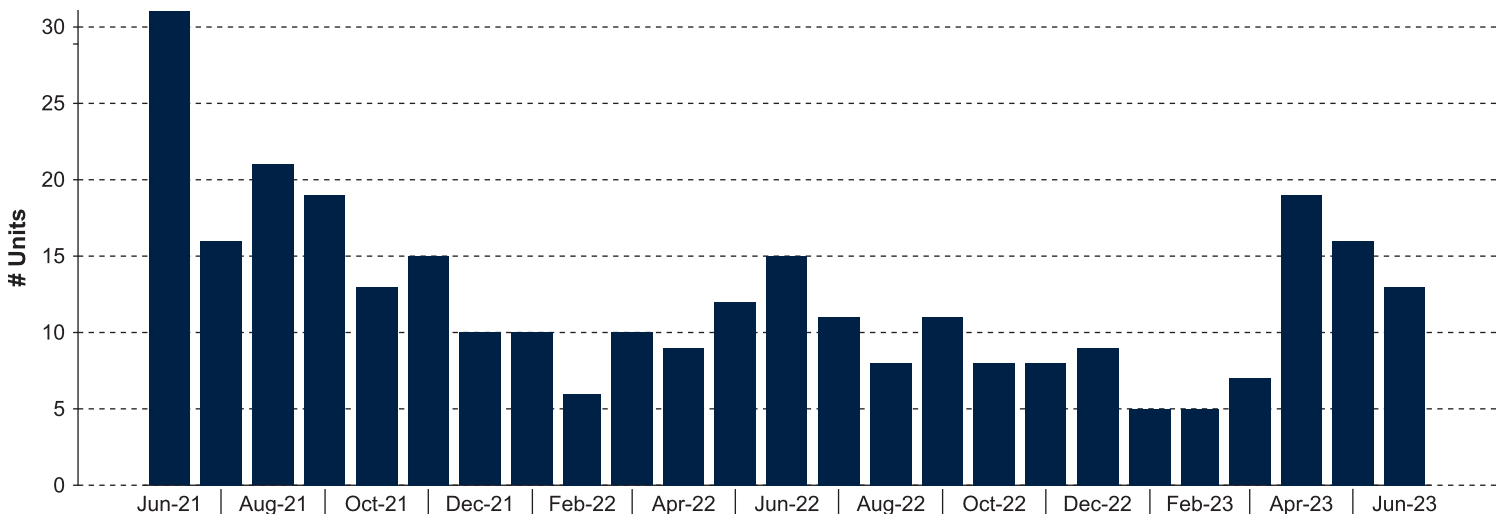
SUCCESS STORY



"This is the first time we used a REALTOR® to sell a property and we are glad we did. Deelyn was very helpful in explaining the process and how best to present our house. She suggested several things to do that ultimately saved us a lot of time and money. Thank you, Deelyn!"

- Dennis and Marie Stanzone

FORD'S COLONY CLOSINGS BY MONTH



SECOND QUARTER 2023 FORD'S COLONY CLOSED SALES

Address	Sq Ft	Year Built	# BR	# BA	\$/Fin SF	DOM	Golf	Water	Pending Date	Sales Date	List Price	Sales Price
1202 Eaglescliffe	1,862	2008	2	2	\$230.93	3	No	No	3/24/23	4/24/23	\$430,000	\$430,000
106 Eltham	2,700	1988	3	2.1	\$175.74	45	No	No	4/7/23	5/8/23	\$474,500	\$474,500
108 Links Of Leith	2,890	1988	3	2.1	\$158.82	4	No	No	2/13/23	4/17/23	\$475,000	\$459,000
136 Broadmoor	2,241	1999	3	2.1	\$240.96	18	No	No	5/2/23	5/30/23	\$540,000	\$565,000
122 James Bray Drive	3,214	1988	4	3.1	\$161.48	155	No	No	3/16/23	4/28/23	\$529,000	\$519,000
141 Great Glen	2,671	2002	3	4	\$200.30	11	No	No	3/20/23	4/20/23	\$542,000	\$535,000
171 Alwoodley	2,889	1988	2	2.1	\$205.17	5	No	No	5/9/23	6/8/23	\$549,000	\$592,750
105 Montrose	2,930	1994	4	3.1	\$188.74	4	No	No	4/3/23	4/26/23	\$550,000	\$553,000
129 Western Gables	2,350	2004	3	2.1	\$259.37	5	No	No	6/6/23	6/29/23	\$569,000	\$609,518
108 Great Glen	2,305	2015	3	2	\$247.29	5	No	No	5/10/23	6/9/23	\$575,000	\$570,000
8 Harrop Parrish Court	2,607	2000	4	2	\$232.07	5	No	No	5/30/23	6/30/23	\$579,000	\$605,000
102 Royal West Norfolk	2,874	1995	4	2.1	\$205.25	13	No	No	5/3/23	6/1/23	\$599,900	\$589,900
126 Alwoodley	2,611	1998	3	2.1	\$210.65	16	Yes	No	4/10/23	5/11/23	\$599,950	\$550,000
232 Beeston Fields	2,294	2015	4	3	\$272.89	4	No	No	4/17/23	5/26/23	\$600,000	\$626,000
106 Carnoustie	3,636	1994	5	4.1	\$165.02	108	No	No	2/12/23	4/7/23	\$615,000	\$600,000
6 Menife Court	2,840	1986	4	2.1	\$248.24	4	No	No	4/8/23	5/8/23	\$625,000	\$705,000
102 Walton Heath	2,750	2022	3	2.1	\$221.09	101	No	No	5/26/23	6/7/23	\$634,500	\$608,000
176 Alwoodley	3,352	1989	4	2.1	\$191.53	20	No	No	4/13/23	6/2/23	\$648,000	\$642,000
3 Poindexter Court	3,439	1993	4	3.1	\$196.28	10	No	No	4/27/23	6/15/23	\$650,000	\$675,000
151 Blackheath	3,300	2008	4	2.1	\$199.70	4	No	No	3/19/23	4/27/23	\$659,000	\$659,000
201 Royal Dublin	2,909	2009	3	2.2	\$230.32	4	No	No	3/6/23	4/11/23	\$670,000	\$670,000
105 Little Aston	2,900	2006	4	3.1	\$232.76	9	No	No	5/19/23	6/12/23	\$699,000	\$675,000
107 Gullane	3,402	1996	4	2.1	\$207.52	8	No	No	4/19/23	5/25/23	\$675,000	\$706,000
100 Saunton Links	3,061	1999	3	2.1	\$233.26	4	Yes	No	4/3/23	4/27/23	\$675,000	\$714,000
128 Leven Links	2,804	2004	3	2.1	\$249.64	4	No	No	3/6/23	4/13/23	\$675,000	\$700,000
156 Jubilee	3,248	2006	4	3.1	\$205.67	5	No	No	3/28/23	4/26/23	\$675,000	\$668,000
104 James Bray Drive	3,502	2009	3	2.1	\$198.46	5	No	No	3/21/23	5/5/23	\$689,000	\$695,000
101 Huntercombe	3,118	2007	5	3.1	\$224.47	58	Yes	Yes	4/29/23	6/9/23	\$699,900	\$699,900
105 Leven Links	3,082	2008	3	2.2	\$236.86	0	No	No	4/13/23	5/9/23	\$709,000	\$730,000
117 Meadowbrook	3,619	1999	4	3.1	\$201.71	13	No	No	3/22/23	4/19/23	\$749,000	\$730,000
145 Broadmoor	3,827	1999	4	3.1	\$192.06	107	No	No	2/24/23	4/6/23	\$750,000	\$735,000
110 Peachtree	3,227	2001	5	4	\$232.41	5	No	No	3/27/23	4/25/23	\$750,000	\$750,000
108 Killington	3,587	2003	4	2.1	\$203.51	6	No	No	2/25/23	4/7/23	\$750,000	\$730,000
109 Hunstanton	4,089	2003	3	3	\$189.53	5	No	No	2/19/23	4/11/23	\$775,000	\$775,000
107 Worplesdon	3,914	1995	3	3.1	\$199.28	4	No	No	3/6/23	5/4/23	\$779,000	\$780,000
108 Ballycastle	3,588	2006	4	3.1	\$224.36	5	No	No	4/4/23	6/9/23	\$799,000	\$805,000
109 Mahogany Run	2,516	2017	3	2.1	\$333.86	6	No	No	3/20/23	4/13/23	\$799,900	\$840,000
114 Edward Wyatt Dr	3,338	2018	3	3	\$239.63	22	Yes	Yes	5/3/23	6/21/23	\$799,900	\$799,900
117 Links Of Leith	3,600	1991	3	2.1	\$236.11	28	Yes	Yes	4/19/23	5/12/23	\$819,000	\$850,000
105 Liverpool	4,100	1991	3	3.1	\$208.05	6	Yes	Yes	5/31/23	6/16/23	\$825,000	\$853,000
113 Formby	3,136	2018	4	3.1	\$286.99	3	No	No	4/19/23	5/12/23	\$825,000	\$900,000
204 W Kilbride	3,487	2007	4	3.1	\$235.23	10	No	No	4/29/23	6/12/23	\$827,000	\$820,250
107 Hunstanton	3,369	2022	3	3.1	\$257.35	0	No	No	5/20/22	4/26/23	\$867,000	\$867,000
125 Oak Hollow	3,555	2001	3	3.1	\$252.88	5	Yes	No	3/27/23	5/3/23	\$899,000	\$899,000
100 Oak Hollow	3,957	2005	4	3	\$224.92	38	No	No	4/1/23	5/31/23	\$899,000	\$890,000
135 Links Of Leith	3,850	1998	5	3.1	\$240.26	19	No	No	5/16/23	6/15/23	\$925,000	\$925,000
3 Eden River	4,281	2005	4	3.1	\$229.74	3	Yes	No	2/22/23	5/1/23	\$949,000	\$983,500
200 River Don	4,508	2006	4	3.1	\$218.94	4	No	No	6/3/23	6/21/23	\$999,000	\$987,000
218 Waterton	6,159	1999	6	4.1	\$162.36	293	Yes	No	3/28/23	5/15/23	\$1,000,000	\$1,000,000
124 W Lancashire	4,265	2006	4	2.1	\$234.47	9	No	No	3/18/23	5/25/23	\$1,025,000	\$1,000,000
112 Kersten	5,112	2002	4	4.1	\$215.18	0	Yes	No	2/1/23	4/20/23	\$1,100,000	\$1,100,000
128 N Turnberry	10,280	2005	6	6.1	\$151.75	0	Yes	Yes	3/7/23	4/28/23	\$1,750,000	\$1,560,000
108 Eaglescliffe	6,891	2008	6	4.2	\$239.44	33	Yes	No	4/17/23	5/19/23	\$1,750,000	\$1,650,000

FOR SALE



4700 LOCKLOMOND
5 BD | 3.1 BA | 5,987 SF | \$1,199,000

SALE PENDING



215 WATERTON
5 BD | 3.2 BA | 5,971 SF | \$1,599,000



169 WATERTON
6 BD | 4.1 BA | 6,595 SF | \$1,199,000



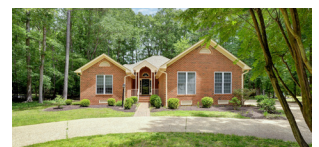
215 PORTSTEWART
3 BD | 3 BA | 3,534 SF | \$869,000



106 TROON
4 BD | 3.1 BA | 3,309 SF | \$799,000



105 HOLLINWELL
2 BD | 2.1 BA | 2,625 SF | \$665,000



121 MONTROSE
3 BD | 2 BA | 1,835 SF | \$539,000

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PremierWilliamsburgRealEstate.com

5350 Discovery Park Boulevard, Williamsburg, VA 23188



*Source: Data from the Williamsburg Multiple Listing Service on July 11, 2023. Data believed to be reliable but not guaranteed. If your home is currently listed with another REALTOR® please disregard this postal, as it is not intended to solicit another agent's listing.