

Local Market Update – July 2020

A Research Tool Provided by Central Virginia Regional MLS.



Gloucester County

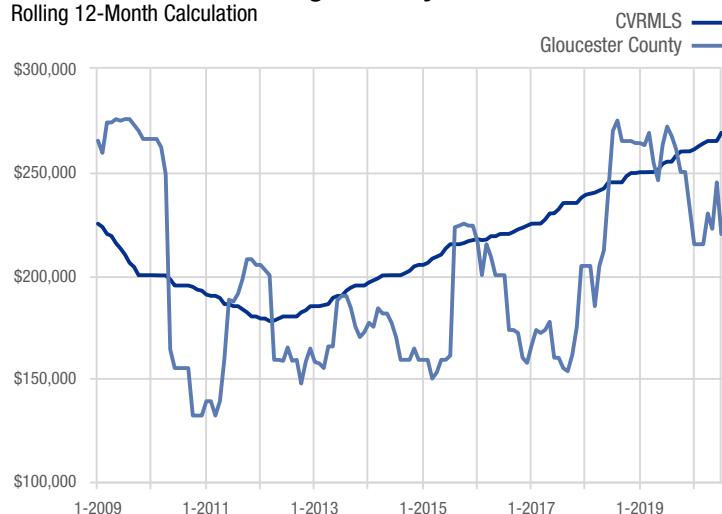
Single Family	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	2	4	+ 100.0%	23	33	+ 43.5%
Pending Sales	3	5	+ 66.7%	11	38	+ 245.5%
Closed Sales	2	5	+ 150.0%	10	30	+ 200.0%
Days on Market Until Sale	60	55	- 8.3%	76	57	- 25.0%
Median Sales Price*	\$532,000	\$201,475	- 62.1%	\$286,000	\$245,000	- 14.3%
Average Sales Price*	\$532,000	\$179,488	- 66.3%	\$391,995	\$316,377	- 19.3%
Percent of Original List Price Received*	93.7%	102.5%	+ 9.4%	95.8%	97.8%	+ 2.1%
Inventory of Homes for Sale	18	10	- 44.4%	—	—	—
Months Supply of Inventory	6.9	2.4	- 65.2%	—	—	—

Condo/Town	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	0	0	0.0%	0	1	—
Pending Sales	0	0	0.0%	0	1	—
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of Original List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

* 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.

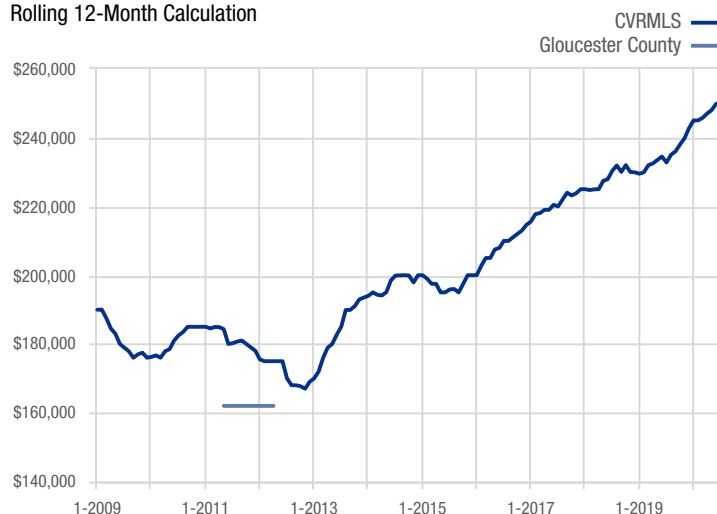
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Condo/Town

Rolling 12-Month Calculation



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.