

Local Market Update – August 2020

A Research Tool Provided by Central Virginia Regional MLS.



Gloucester County

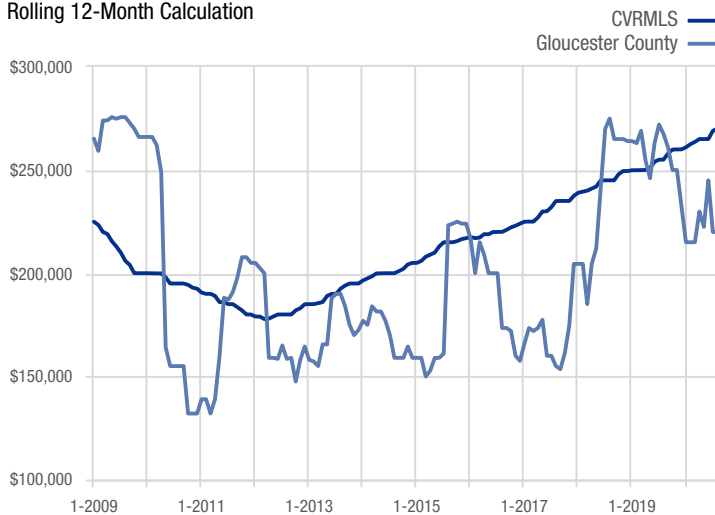
Single Family	August			Year to Date		
	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
Key Metrics						
New Listings	7	3	- 57.1%	30	36	+ 20.0%
Pending Sales	2	2	0.0%	13	39	+ 200.0%
Closed Sales	2	3	+ 50.0%	12	33	+ 175.0%
Days on Market Until Sale	4	21	+ 425.0%	69	54	- 21.7%
Median Sales Price*	\$215,000	\$220,000	+ 2.3%	\$282,000	\$237,450	- 15.8%
Average Sales Price*	\$215,000	\$243,300	+ 13.2%	\$375,905	\$309,526	- 17.7%
Percent of Original List Price Received*	102.9%	98.4%	- 4.4%	96.5%	97.9%	+ 1.5%
Inventory of Homes for Sale	21	12	- 42.9%	—	—	—
Months Supply of Inventory	8.8	2.9	- 67.0%	—	—	—

Condo/Town	August			Year to Date		
	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
Key Metrics						
New Listings	0	0	0.0%	0	1	—
Pending Sales	0	0	0.0%	0	1	—
Closed Sales	0	1	—	0	1	—
Days on Market Until Sale	—	154	—	—	154	—
Median Sales Price*	—	\$149,900	—	—	\$149,900	—
Average Sales Price*	—	\$149,900	—	—	\$149,900	—
Percent of Original List Price Received*	—	94.3%	—	—	94.3%	—
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.

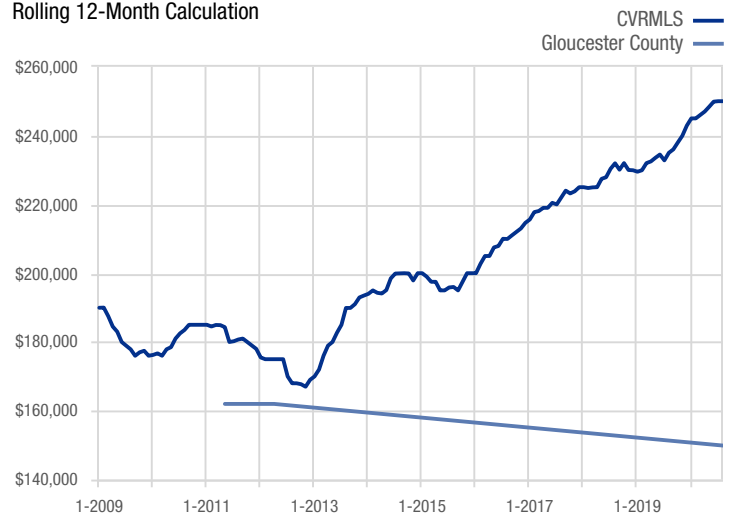
Median Sales Price - Single-Family

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.