

Local Market Update – October 2020

A Research Tool Provided by Central Virginia Regional MLS.



Gloucester County

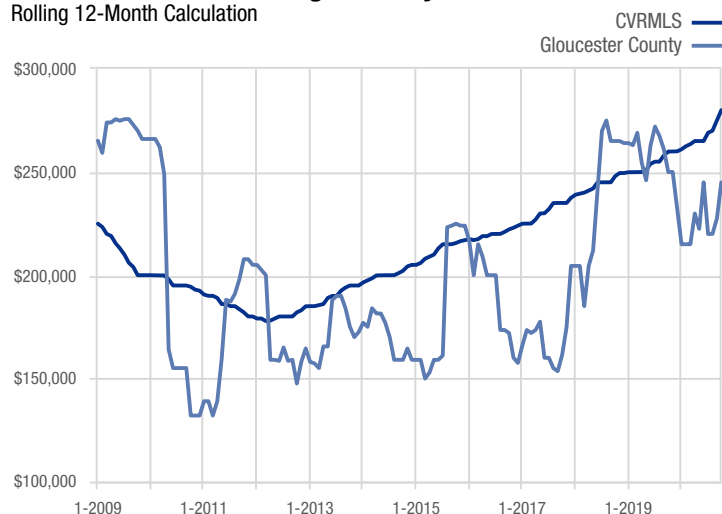
Single Family	October			Year to Date		
Key Metrics	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	7	6	- 14.3%	41	45	+ 9.8%
Pending Sales	3	6	+ 100.0%	17	48	+ 182.4%
Closed Sales	2	5	+ 150.0%	16	40	+ 150.0%
Days on Market Until Sale	21	34	+ 61.9%	69	60	- 13.0%
Median Sales Price*	\$301,250	\$764,900	+ 153.9%	\$272,000	\$250,000	- 8.1%
Average Sales Price*	\$301,250	\$931,960	+ 209.4%	\$337,563	\$403,516	+ 19.5%
Percent of Original List Price Received*	100.8%	97.1%	- 3.7%	94.6%	97.1%	+ 2.6%
Inventory of Homes for Sale	20	10	- 50.0%	—	—	—
Months Supply of Inventory	10.0	2.2	- 78.0%	—	—	—

Condo/Town	October			Year to Date		
Key Metrics	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	0	1	—	0	2	—
Pending Sales	0	1	—	0	2	—
Closed Sales	0	0	0.0%	0	1	—
Days on Market Until Sale	—	—	—	—	154	—
Median Sales Price*	—	—	—	—	\$149,900	—
Average Sales Price*	—	—	—	—	\$149,900	—
Percent of Original List Price Received*	—	—	—	—	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.

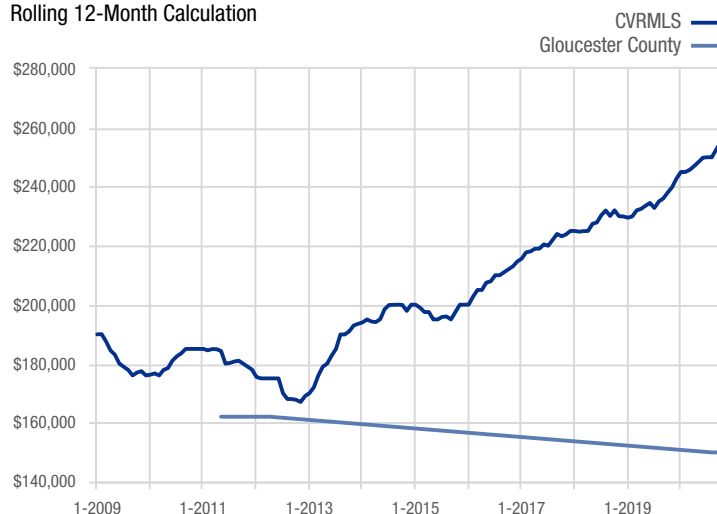
Median Sales Price - Single-Family

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.