

Local Market Update – November 2020

A Research Tool Provided by Central Virginia Regional MLS.



Gloucester County

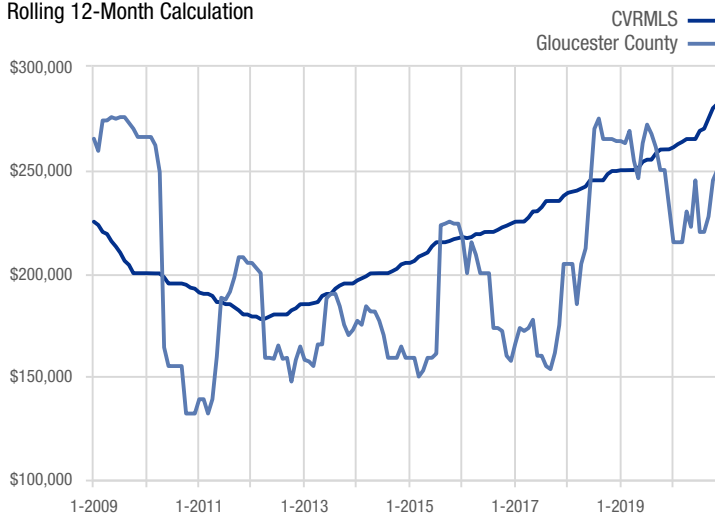
Single Family	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	2	2	0.0%	43	47	+ 9.3%
Pending Sales	2	2	0.0%	19	50	+ 163.2%
Closed Sales	3	4	+ 33.3%	19	44	+ 131.6%
Days on Market Until Sale	93	105	+ 12.9%	73	64	- 12.3%
Median Sales Price*	\$163,000	\$255,000	+ 56.4%	\$261,000	\$250,000	- 4.2%
Average Sales Price*	\$296,667	\$239,125	- 19.4%	\$330,747	\$388,224	+ 17.4%
Percent of Original List Price Received*	85.6%	85.4%	- 0.2%	93.1%	96.0%	+ 3.1%
Inventory of Homes for Sale	20	10	- 50.0%	—	—	—
Months Supply of Inventory	10.0	2.2	- 78.0%	—	—	—

Condo/Town	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	0	1	—	0	3	—
Pending Sales	0	1	—	0	3	—
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.

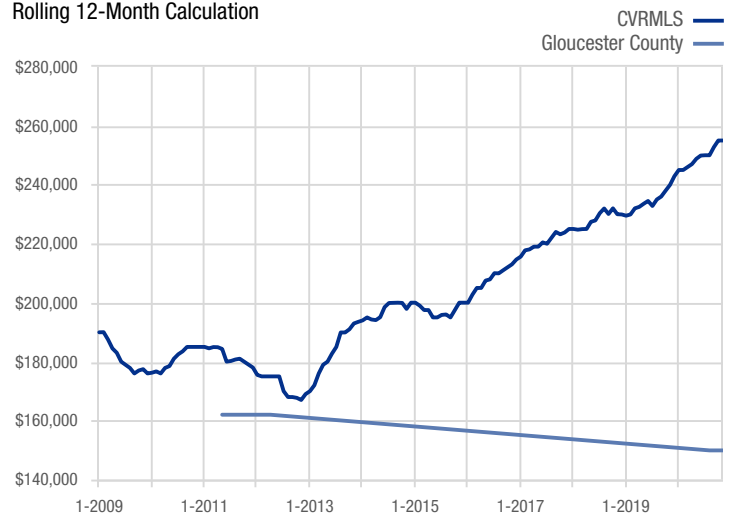
Median Sales Price - Single-Family

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.