

# Local Market Update – December 2020

A Research Tool Provided by Central Virginia Regional MLS.



## Gloucester County

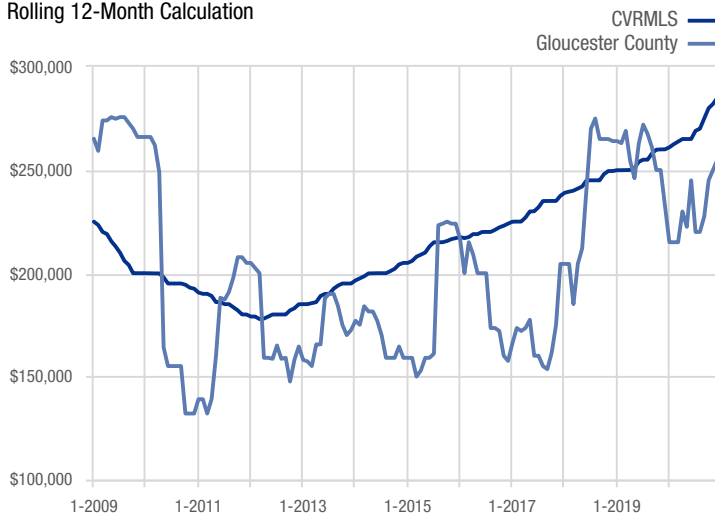
Single Family	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
<b>Key Metrics</b>						
New Listings	6	2	- 66.7%	49	49	0.0%
Pending Sales	0	2	—	19	50	+ 163.2%
Closed Sales	2	1	- 50.0%	21	45	+ 114.3%
Days on Market Until Sale	47	29	- 38.3%	71	63	- 11.3%
Median Sales Price*	\$131,250	<b>\$290,000</b>	+ 121.0%	\$232,500	<b>\$254,950</b>	+ 9.7%
Average Sales Price*	\$131,250	<b>\$290,000</b>	+ 121.0%	\$310,798	<b>\$385,992</b>	+ 24.2%
Percent of Original List Price Received*	92.2%	<b>95.1%</b>	+ 3.1%	93.0%	<b>95.9%</b>	+ 3.1%
Inventory of Homes for Sale	23	11	- 52.2%	—	—	—
Months Supply of Inventory	12.1	2.6	- 78.5%	—	—	—

Condo/Town	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
<b>Key Metrics</b>						
New Listings	0	1	—	0	4	—
Pending Sales	0	0	0.0%	0	3	—
Closed Sales	0	2	—	0	3	—
Days on Market Until Sale	—	3	—	—	53	—
Median Sales Price*	—	<b>\$237,400</b>	—	—	<b>\$174,900</b>	—
Average Sales Price*	—	<b>\$237,400</b>	—	—	<b>\$208,233</b>	—
Percent of Original List Price Received*	—	<b>100.0%</b>	—	—	<b>98.1%</b>	—
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	1.0	—	—	—	—

\* 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.

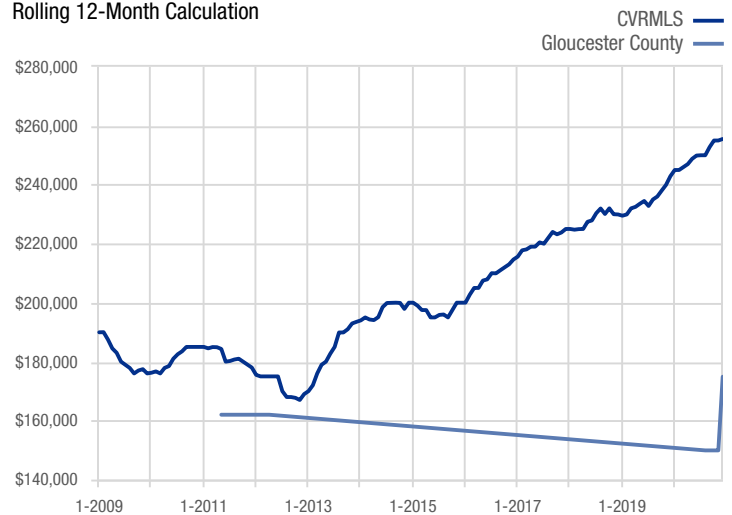
### Median Sales Price - Single-Family

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.