

# Local Market Update – July 2021

A Research Tool Provided by Central Virginia Regional MLS.



## Gloucester County

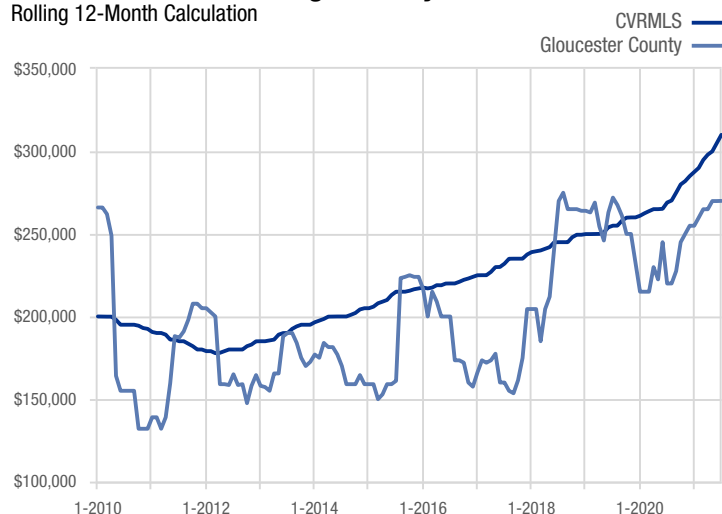
Single Family	July			Year to Date		
Key Metrics	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	4	4	0.0%	33	32	- 3.0%
Pending Sales	4	1	- 75.0%	37	26	- 29.7%
Closed Sales	5	2	- 60.0%	30	28	- 6.7%
Days on Market Until Sale	55	8	- 85.5%	57	42	- 26.3%
Median Sales Price*	\$201,475	<b>\$215,250</b>	+ 6.8%	\$245,000	<b>\$265,500</b>	+ 8.4%
Average Sales Price*	\$179,488	<b>\$215,250</b>	+ 19.9%	\$316,377	<b>\$412,245</b>	+ 30.3%
Percent of Original List Price Received*	102.5%	<b>101.3%</b>	- 1.2%	97.8%	<b>97.6%</b>	- 0.2%
Inventory of Homes for Sale	12	10	- 16.7%	—	—	—
Months Supply of Inventory	2.9	3.2	+ 10.3%	—	—	—

Condo/Town	July			Year to Date		
Key Metrics	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	0	0	0.0%	1	1	0.0%
Pending Sales	0	0	0.0%	1	1	0.0%
Closed Sales	0	0	0.0%	0	1	—
Days on Market Until Sale	—	—	—	—	70	—
Median Sales Price*	—	—	—	—	<b>\$370,000</b>	—
Average Sales Price*	—	—	—	—	<b>\$370,000</b>	—
Percent of Original List Price Received*	—	—	—	—	<b>95.1%</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.

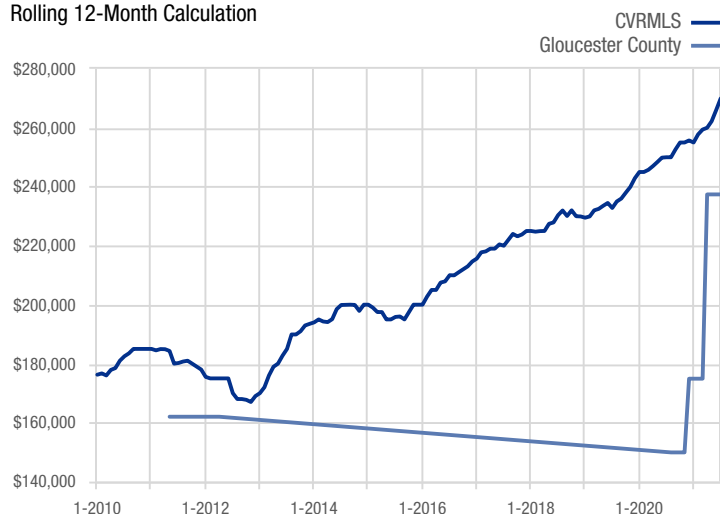
### Median Sales Price - Single-Family

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.