

Local Market Update – September 2021

A Research Tool Provided by Central Virginia Regional MLS.



Gloucester County

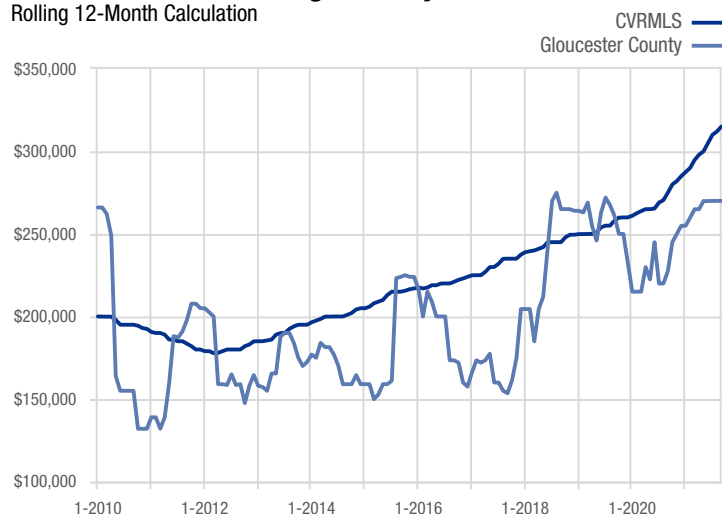
Single Family	September			Year to Date		
Key Metrics	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
New Listings	3	5	+ 66.7%	39	39	0.0%
Pending Sales	2	4	+ 100.0%	41	33	- 19.5%
Closed Sales	2	3	+ 50.0%	35	32	- 8.6%
Days on Market Until Sale	222	28	- 87.4%	64	40	- 37.5%
Median Sales Price*	\$586,250	\$200,000	- 65.9%	\$237,450	\$265,500	+ 11.8%
Average Sales Price*	\$586,250	\$248,333	- 57.6%	\$325,804	\$398,215	+ 22.2%
Percent of Original List Price Received*	83.8%	91.9%	+ 9.7%	97.1%	97.2%	+ 0.1%
Inventory of Homes for Sale	13	7	- 46.2%	—	—	—
Months Supply of Inventory	3.1	2.0	- 35.5%	—	—	—

Condo/Town	September			Year to Date		
Key Metrics	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% 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%	1	1	0.0%
Days on Market Until Sale	—	—	—	154	70	- 54.5%
Median Sales Price*	—	—	—	\$149,900	\$370,000	+ 146.8%
Average Sales Price*	—	—	—	\$149,900	\$370,000	+ 146.8%
Percent of Original List Price Received*	—	—	—	94.3%	95.1%	+ 0.8%
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.

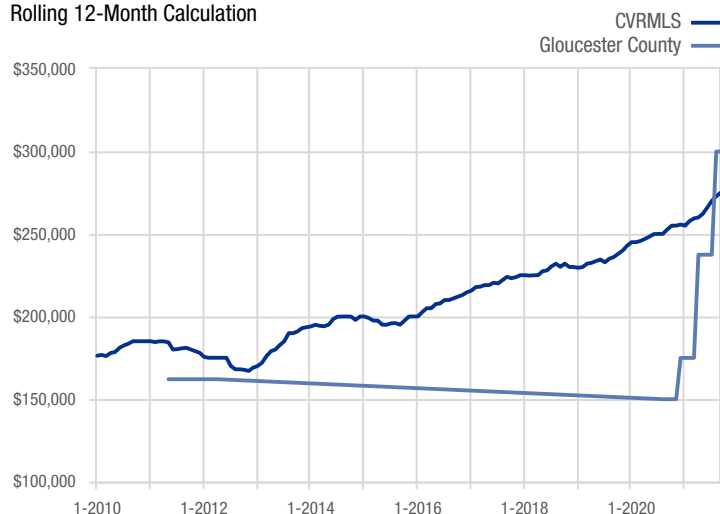
Median Sales Price - Single-Family

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.