

Local Market Update – November 2021

A Research Tool Provided by Central Virginia Regional MLS.



Gloucester County

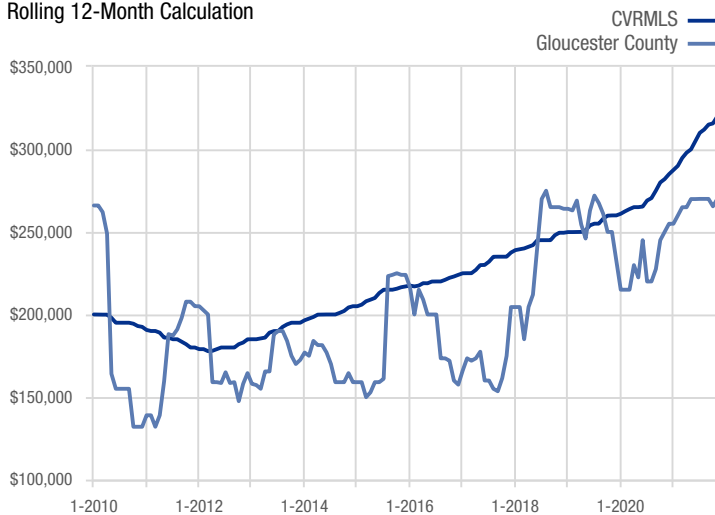
Single Family	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
Key Metrics						
New Listings	2	3	+ 50.0%	47	45	- 4.3%
Pending Sales	2	8	+ 300.0%	47	43	- 8.5%
Closed Sales	4	4	0.0%	44	38	- 13.6%
Days on Market Until Sale	105	40	- 61.9%	64	41	- 35.9%
Median Sales Price*	\$255,000	\$332,000	+ 30.2%	\$250,000	\$270,000	+ 8.0%
Average Sales Price*	\$239,125	\$1,147,625	+ 379.9%	\$388,224	\$477,929	+ 23.1%
Percent of Original List Price Received*	85.4%	101.5%	+ 18.9%	96.0%	97.5%	+ 1.6%
Inventory of Homes for Sale	13	3	- 76.9%	—	—	—
Months Supply of Inventory	3.0	0.8	- 73.3%	—	—	—

Condo/Town	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
Key Metrics						
New Listings	1	0	- 100.0%	3	1	- 66.7%
Pending Sales	1	0	- 100.0%	3	1	- 66.7%
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	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.

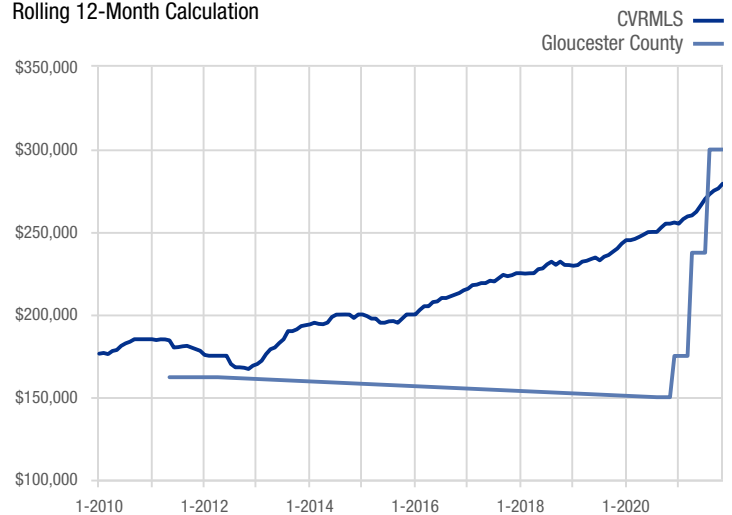
Median Sales Price - Single-Family

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.