

Local Market Update – December 2021

A Research Tool Provided by Central Virginia Regional MLS.



Gloucester County

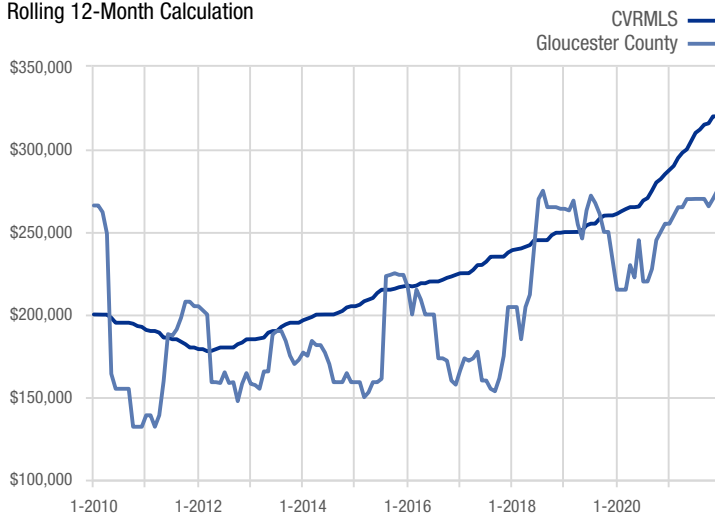
| Single Family | December | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|----------|
| | 2020 | 2021 | % Change | Thru 12-2020 | Thru 12-2021 | % Change |
| New Listings | 2 | 2 | 0.0% | 49 | 47 | - 4.1% |
| Pending Sales | 2 | 2 | 0.0% | 49 | 45 | - 8.2% |
| Closed Sales | 1 | 5 | + 400.0% | 45 | 43 | - 4.4% |
| Days on Market Until Sale | 29 | 23 | - 20.7% | 63 | 39 | - 38.1% |
| Median Sales Price* | \$290,000 | \$312,500 | + 7.8% | \$254,950 | \$275,000 | + 7.9% |
| Average Sales Price* | \$290,000 | \$722,700 | + 149.2% | \$385,992 | \$507,068 | + 31.4% |
| Percent of Original List Price Received* | 95.1% | 97.6% | + 2.6% | 95.9% | 97.5% | + 1.7% |
| Inventory of Homes for Sale | 12 | 2 | - 83.3% | — | — | — |
| Months Supply of Inventory | 2.9 | 0.5 | - 82.8% | — | — | — |

| Condo/Town | December | | | Year to Date | | |
|--|-----------|------|----------|--------------|------------------|----------|
| | 2020 | 2021 | % Change | Thru 12-2020 | Thru 12-2021 | % Change |
| New Listings | 1 | 0 | - 100.0% | 4 | 1 | - 75.0% |
| Pending Sales | 0 | 0 | 0.0% | 3 | 1 | - 66.7% |
| Closed Sales | 2 | 0 | - 100.0% | 3 | 1 | - 66.7% |
| Days on Market Until Sale | 3 | — | — | 53 | 70 | + 32.1% |
| Median Sales Price* | \$237,400 | — | — | \$174,900 | \$370,000 | + 111.5% |
| Average Sales Price* | \$237,400 | — | — | \$208,233 | \$370,000 | + 77.7% |
| Percent of Original List Price Received* | 100.0% | — | — | 98.1% | 95.1% | - 3.1% |
| Inventory of Homes for Sale | 1 | 0 | - 100.0% | — | — | — |
| 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.

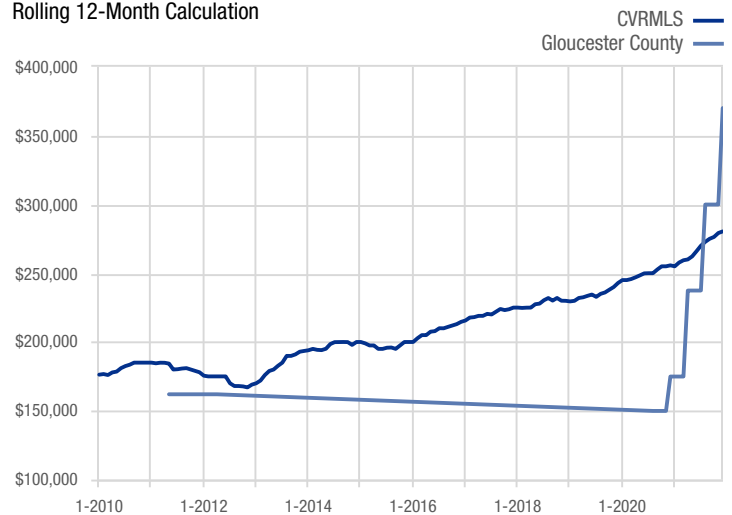
Median Sales Price - Single-Family

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.