

Local Market Update – June 2022

A Research Tool Provided by Central Virginia Regional MLS.



Gloucester County

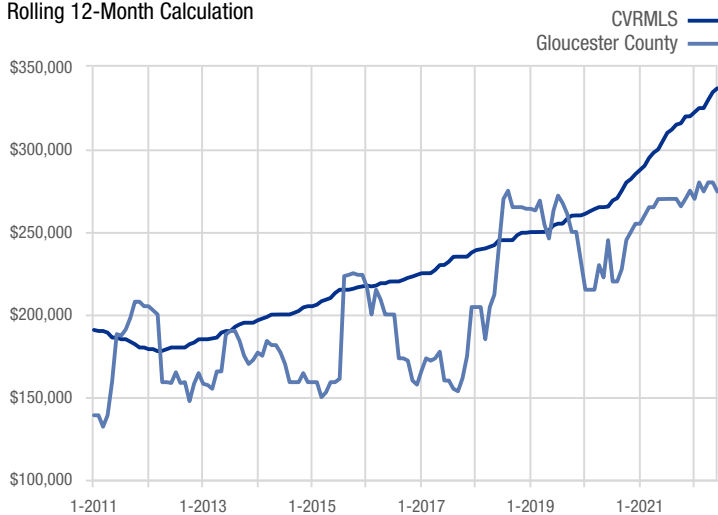
Single Family	June			Year to Date		
	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
New Listings	8	2	- 75.0%	28	19	- 32.1%
Pending Sales	2	1	- 50.0%	26	8	- 69.2%
Closed Sales	5	3	- 40.0%	27	11	- 59.3%
Days on Market Until Sale	42	18	- 57.1%	44	17	- 61.4%
Median Sales Price*	\$280,000	\$268,000	- 4.3%	\$270,000	\$268,000	- 0.7%
Average Sales Price*	\$622,200	\$292,333	- 53.0%	\$427,399	\$342,356	- 19.9%
Percent of Original List Price Received*	101.5%	102.5%	+ 1.0%	97.4%	102.7%	+ 5.4%
Inventory of Homes for Sale	8	7	- 12.5%	—	—	—
Months Supply of Inventory	2.3	3.1	+ 34.8%	—	—	—

Condo/Town	June			Year to Date		
	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
New Listings	0	0	0.0%	1	0	- 100.0%
Pending Sales	0	0	0.0%	1	0	- 100.0%
Closed Sales	0	0	0.0%	1	0	- 100.0%
Days on Market Until Sale	—	—	—	70	—	—
Median Sales Price*	—	—	—	\$370,000	—	—
Average Sales Price*	—	—	—	\$370,000	—	—
Percent of Original List Price Received*	—	—	—	95.1%	—	—
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.

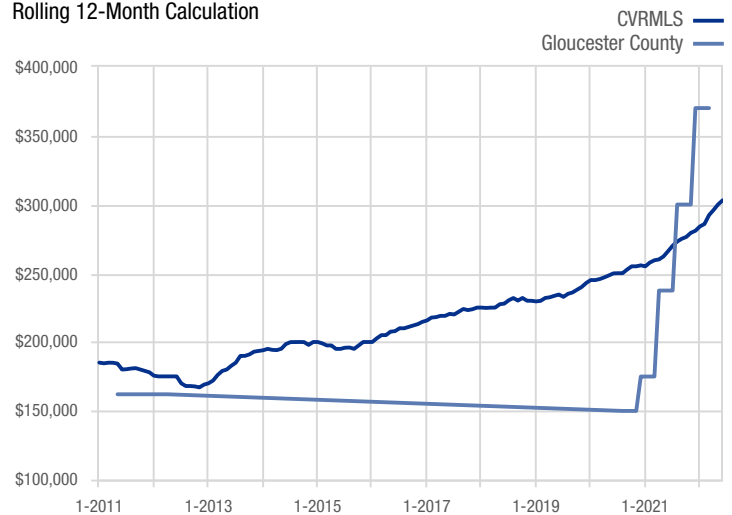
Median Sales Price - Single-Family

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.