

Local Market Update – February 2021

A Research Tool Provided by Central Virginia Regional MLS.



Gloucester County

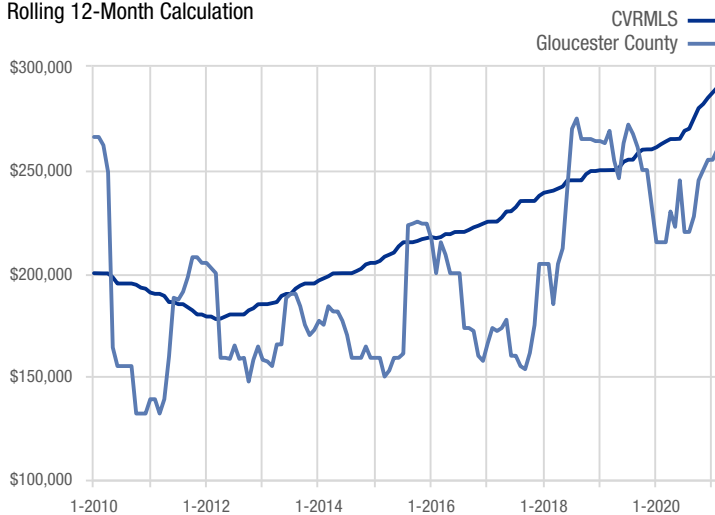
Single Family	February			Year to Date		
	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
Key Metrics						
New Listings	3	2	- 33.3%	11	5	- 54.5%
Pending Sales	4	4	0.0%	10	8	- 20.0%
Closed Sales	4	5	+ 25.0%	4	5	+ 25.0%
Days on Market Until Sale	47	52	+ 10.6%	47	52	+ 10.6%
Median Sales Price*	\$196,250	\$231,700	+ 18.1%	\$196,250	\$231,700	+ 18.1%
Average Sales Price*	\$211,775	\$405,320	+ 91.4%	\$211,775	\$405,320	+ 91.4%
Percent of Original List Price Received*	96.6%	96.6%	0.0%	96.6%	96.6%	0.0%
Inventory of Homes for Sale	20	8	- 60.0%	—	—	—
Months Supply of Inventory	7.4	2.0	- 73.0%	—	—	—

Condo/Town	February			Year to Date		
	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
Key Metrics						
New Listings	0	0	0.0%	1	0	- 100.0%
Pending Sales	0	1	—	0	1	—
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of Original List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
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.

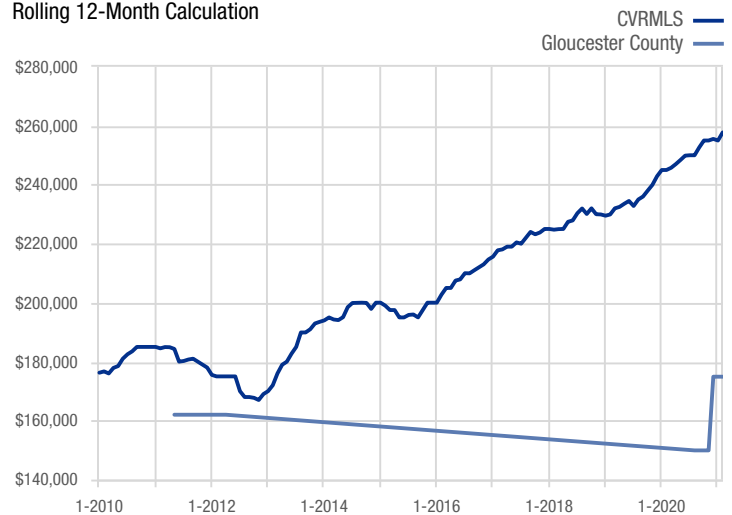
Median Sales Price - Single-Family

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.