

Local Market Update – May 2021

A Research Tool Provided by Central Virginia Regional MLS.



Gloucester County

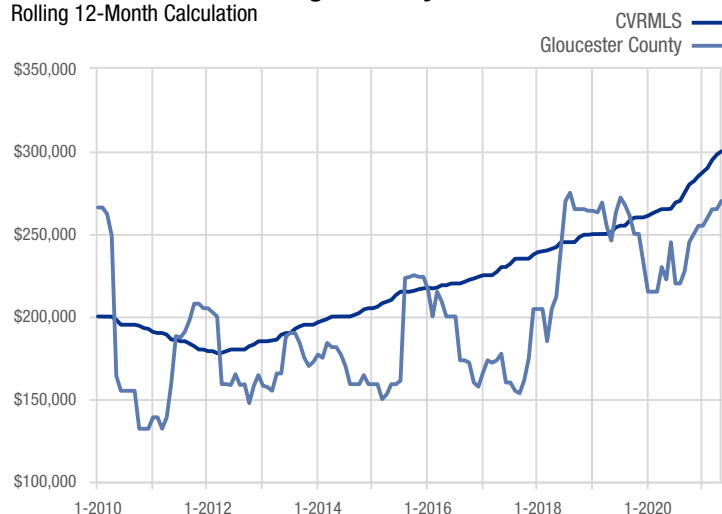
Single Family	May			Year to Date		
Key Metrics	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	2	4	+ 100.0%	25	20	- 20.0%
Pending Sales	5	3	- 40.0%	29	24	- 17.2%
Closed Sales	3	6	+ 100.0%	20	21	+ 5.0%
Days on Market Until Sale	67	64	- 4.5%	56	45	- 19.6%
Median Sales Price*	\$129,129	\$260,500	+ 101.7%	\$222,450	\$250,000	+ 12.4%
Average Sales Price*	\$166,402	\$473,088	+ 184.3%	\$263,999	\$381,018	+ 44.3%
Percent of Original List Price Received*	103.8%	101.3%	- 2.4%	97.3%	96.4%	- 0.9%
Inventory of Homes for Sale	12	2	- 83.3%	—	—	—
Months Supply of Inventory	3.1	0.5	- 83.9%	—	—	—

Condo/Town	May			Year to Date		
Key Metrics	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	0	1	—	1	1	0.0%
Pending Sales	0	0	0.0%	0	1	—
Closed Sales	0	0	0.0%	0	1	—
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	1	0.0%	—	—	—
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.

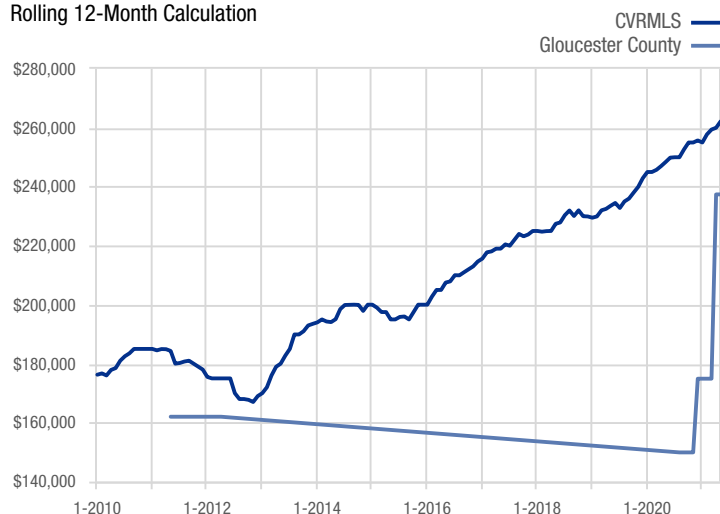
Median Sales Price - Single-Family

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.