

Local Market Update – August 2022

A Research Tool Provided by Central Virginia Regional MLS.



Gloucester County

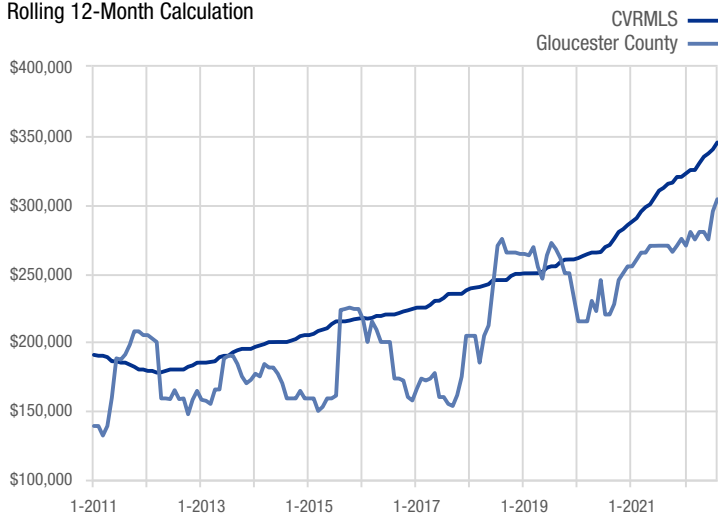
Single Family	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	2	3	+ 50.0%	34	24	- 29.4%
Pending Sales	3	1	- 66.7%	30	14	- 53.3%
Closed Sales	1	2	+ 100.0%	30	15	- 50.0%
Days on Market Until Sale	18	61	+ 238.9%	41	29	- 29.3%
Median Sales Price*	\$455,000	\$410,007	- 9.9%	\$270,000	\$274,500	+ 1.7%
Average Sales Price*	\$455,000	\$410,007	- 9.9%	\$413,720	\$350,229	- 15.3%
Percent of Original List Price Received*	100.0%	100.6%	+ 0.6%	97.7%	101.7%	+ 4.1%
Inventory of Homes for Sale	7	5	- 28.6%	—	—	—
Months Supply of Inventory	2.1	2.0	- 4.8%	—	—	—

Condo/Town	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% 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.

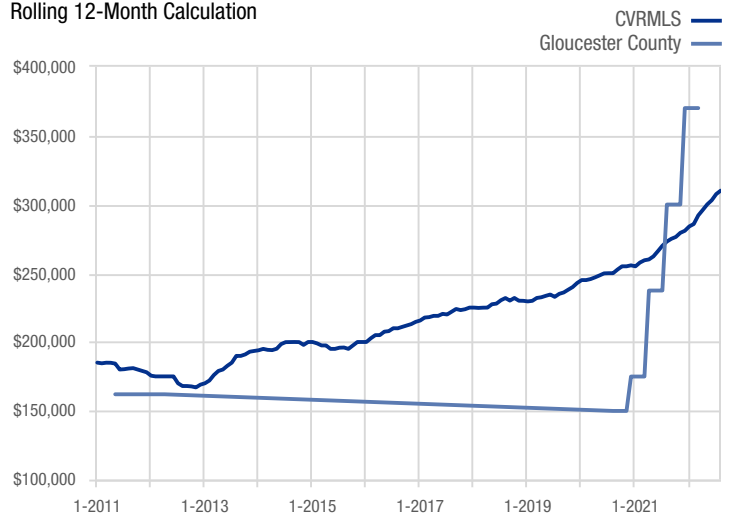
Median Sales Price - Single-Family

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.