

# Local Market Update – September 2022

A Research Tool Provided by Central Virginia Regional MLS.



## Gloucester County

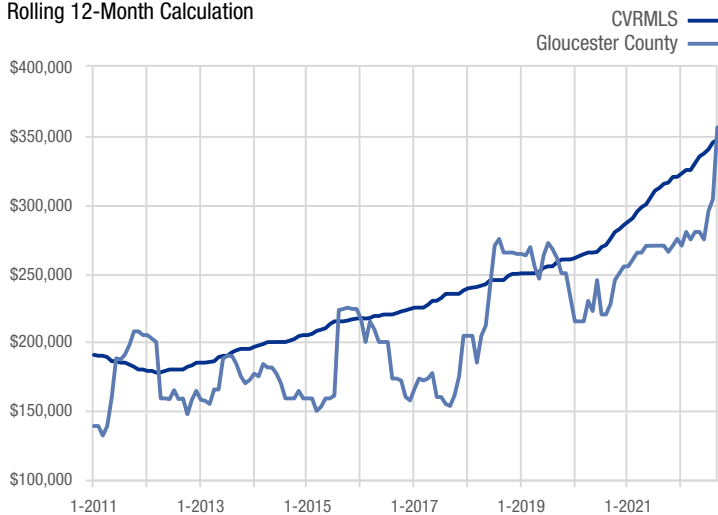
Single Family	September			Year to Date		
Key Metrics	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
New Listings	5	2	- 60.0%	39	28	- 28.2%
Pending Sales	2	3	+ 50.0%	32	17	- 46.9%
Closed Sales	3	3	0.0%	33	18	- 45.5%
Days on Market Until Sale	28	45	+ 60.7%	40	31	- 22.5%
Median Sales Price*	\$200,000	\$500,000	+ 150.0%	\$265,500	\$366,000	+ 37.9%
Average Sales Price*	\$248,333	\$710,000	+ 185.9%	\$398,215	\$410,191	+ 3.0%
Percent of Original List Price Received*	91.9%	96.4%	+ 4.9%	97.2%	100.8%	+ 3.7%
Inventory of Homes for Sale	9	5	- 44.4%	—	—	—
Months Supply of Inventory	2.7	2.0	- 25.9%	—	—	—

Condo/Town	September			Year to Date		
Key Metrics	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% 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.

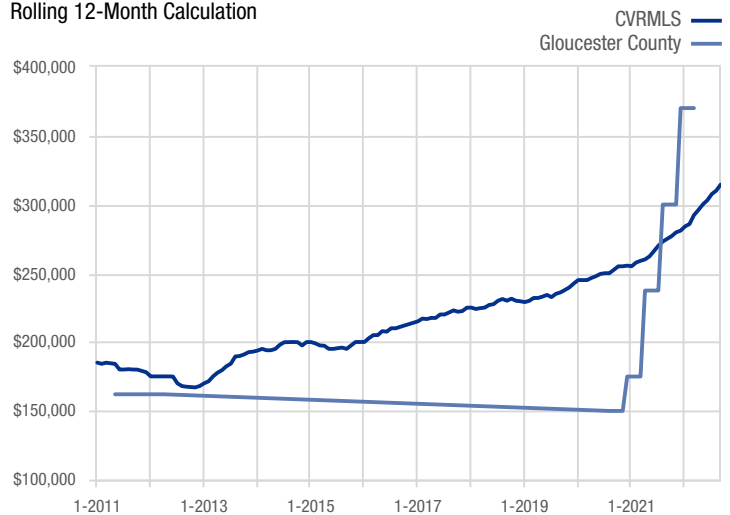
### Median Sales Price - Single-Family

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.