

Local Market Update – November 2022

A Research Tool Provided by Central Virginia Regional MLS.



Gloucester County

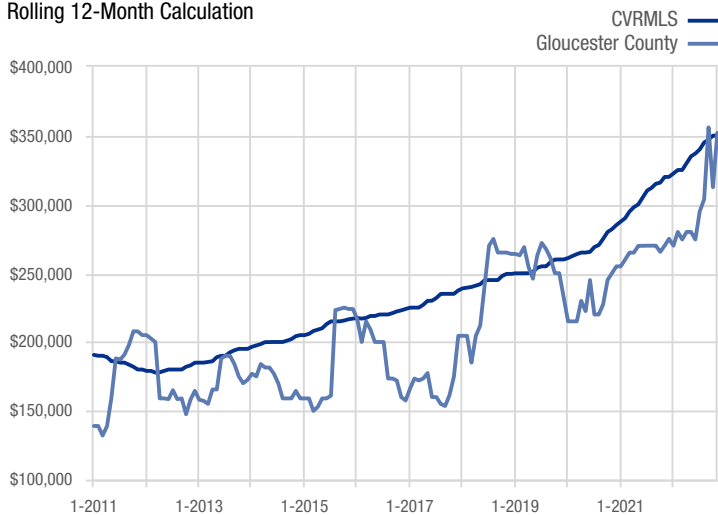
Single Family	November			Year to Date		
Key Metrics	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	3	3	0.0%	45	32	- 28.9%
Pending Sales	7	1	- 85.7%	42	20	- 52.4%
Closed Sales	4	3	- 25.0%	38	23	- 39.5%
Days on Market Until Sale	40	10	- 75.0%	41	28	- 31.7%
Median Sales Price*	\$332,000	\$355,000	+ 6.9%	\$270,000	\$355,000	+ 31.5%
Average Sales Price*	\$1,147,625	\$388,000	- 66.2%	\$477,929	\$390,910	- 18.2%
Percent of Original List Price Received*	101.5%	99.4%	- 2.1%	97.5%	100.0%	+ 2.6%
Inventory of Homes for Sale	3	5	+ 66.7%	—	—	—
Months Supply of Inventory	0.8	2.6	+ 225.0%	—	—	—

Condo/Town	November			Year to Date		
Key Metrics	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% 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	0	0	0.0%	—	—	—
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.

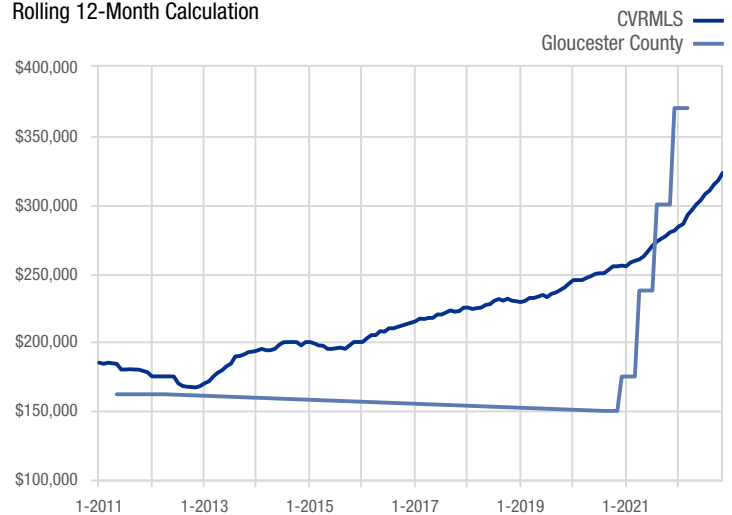
Median Sales Price - Single-Family

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.