

Local Market Update – December 2022

A Research Tool Provided by Central Virginia Regional MLS.



Gloucester County

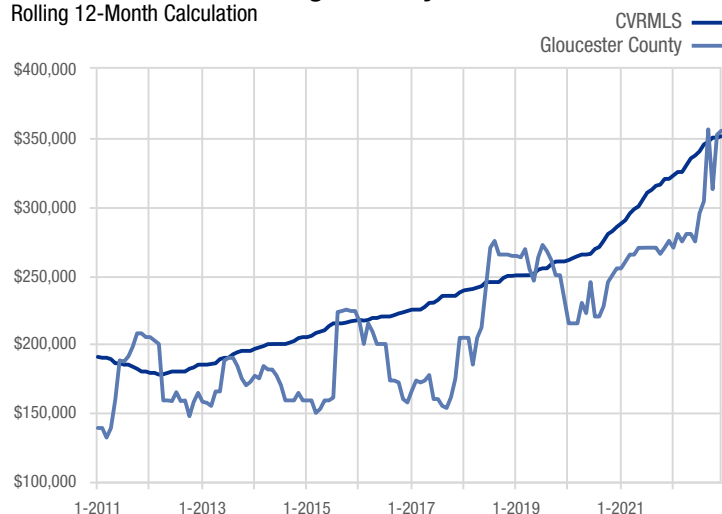
Single Family	December			Year to Date		
Key Metrics	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	2	1	- 50.0%	47	33	- 29.8%
Pending Sales	1	2	+ 100.0%	43	22	- 48.8%
Closed Sales	5	0	- 100.0%	43	23	- 46.5%
Days on Market Until Sale	23	—	—	39	28	- 28.2%
Median Sales Price*	\$312,500	—	—	\$275,000	\$355,000	+ 29.1%
Average Sales Price*	\$722,700	—	—	\$507,068	\$390,910	- 22.9%
Percent of Original List Price Received*	97.6%	—	—	97.5%	100.0%	+ 2.6%
Inventory of Homes for Sale	3	3	0.0%	—	—	—
Months Supply of Inventory	0.8	1.5	+ 87.5%	—	—	—

Condo/Town	December			Year to Date		
Key Metrics	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% 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.

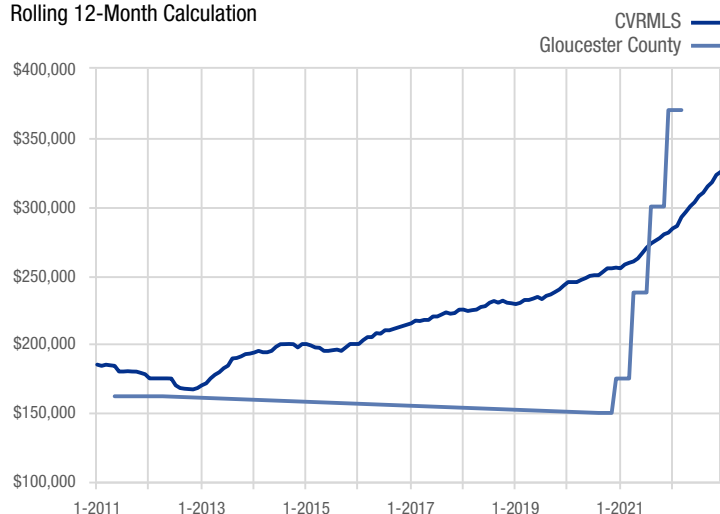
Median Sales Price - Single-Family

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.