

Local Market Update – April 2022

A Research Tool Provided by Central Virginia Regional MLS.



Gloucester County

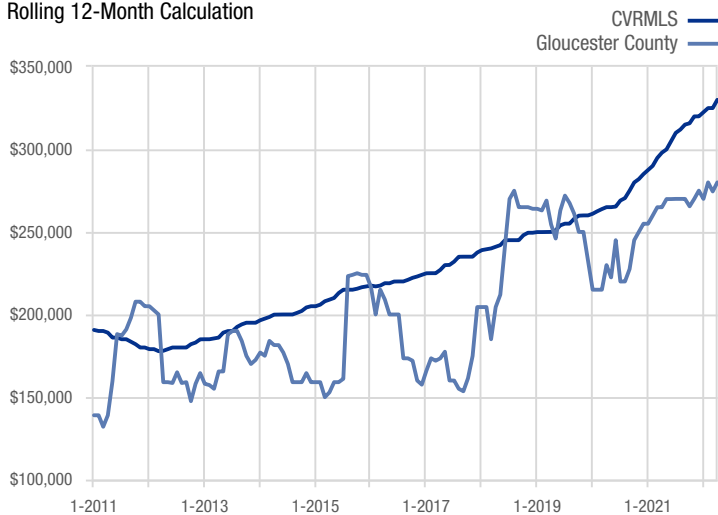
Single Family	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	5	7	+ 40.0%	16	13	- 18.8%
Pending Sales	9	2	- 77.8%	21	4	- 81.0%
Closed Sales	6	0	- 100.0%	15	6	- 60.0%
Days on Market Until Sale	30	—	—	38	19	- 50.0%
Median Sales Price*	\$245,450	—	—	\$250,000	\$261,960	+ 4.8%
Average Sales Price*	\$313,875	—	—	\$344,190	\$390,320	+ 13.4%
Percent of Original List Price Received*	92.4%	—	—	94.4%	99.1%	+ 5.0%
Inventory of Homes for Sale	2	8	+ 300.0%	—	—	—
Months Supply of Inventory	0.5	3.4	+ 580.0%	—	—	—

Condo/Town	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	1	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	70	—	—	70	—	—
Median Sales Price*	\$370,000	—	—	\$370,000	—	—
Average Sales Price*	\$370,000	—	—	\$370,000	—	—
Percent of Original List Price Received*	95.1%	—	—	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.

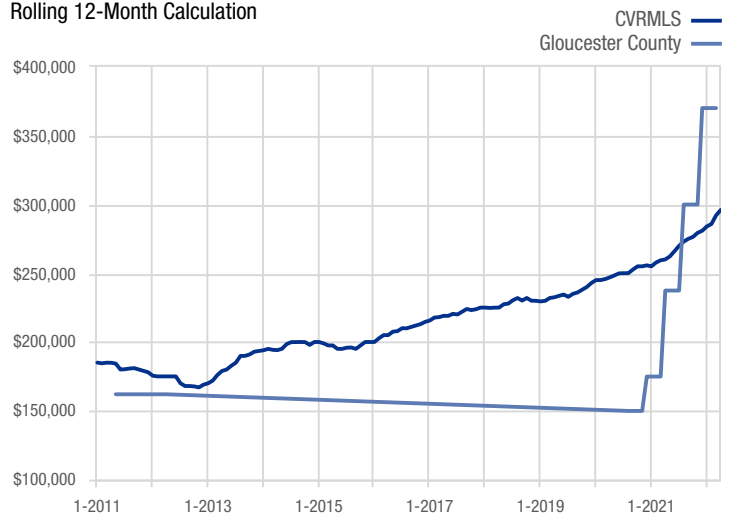
Median Sales Price - Single-Family

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.