

Local Market Update – January 2023

A Research Tool Provided by Central Virginia Regional MLS.



Gloucester County

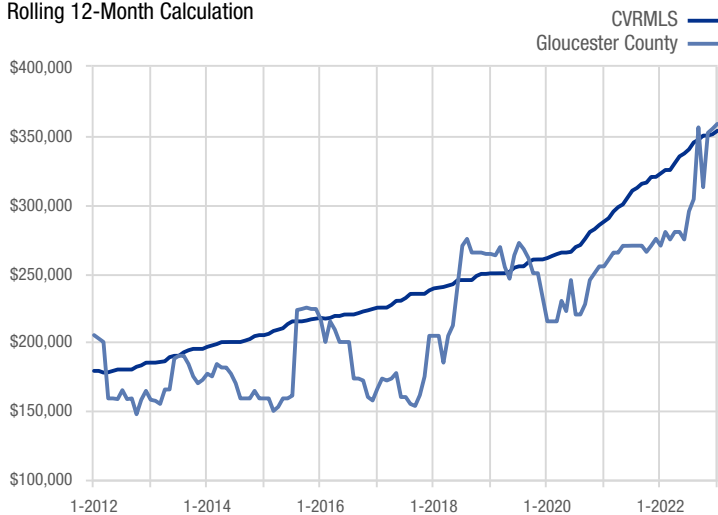
Single Family	January			Year to Date		
	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
New Listings	2	7	+ 250.0%	2	7	+ 250.0%
Pending Sales	1	5	+ 400.0%	1	5	+ 400.0%
Closed Sales	3	4	+ 33.3%	3	4	+ 33.3%
Days on Market Until Sale	7	8	+ 14.3%	7	8	+ 14.3%
Median Sales Price*	\$249,420	\$235,000	- 5.8%	\$249,420	\$235,000	- 5.8%
Average Sales Price*	\$252,973	\$258,038	+ 2.0%	\$252,973	\$258,038	+ 2.0%
Percent of Original List Price Received*	101.4%	104.6%	+ 3.2%	101.4%	104.6%	+ 3.2%
Inventory of Homes for Sale	3	5	+ 66.7%	—	—	—
Months Supply of Inventory	0.9	2.1	+ 133.3%	—	—	—

Condo/Town	January			Year to Date		
	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of Original List Price Received*	—	—	—	—	—	—
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.

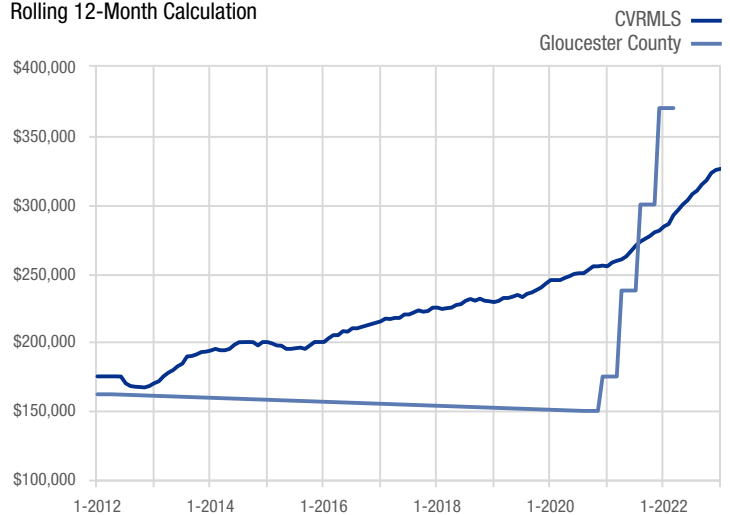
Median Sales Price - Single-Family

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.