

Local Market Update – February 2023

A Research Tool Provided by Central Virginia Regional MLS.



Gloucester County

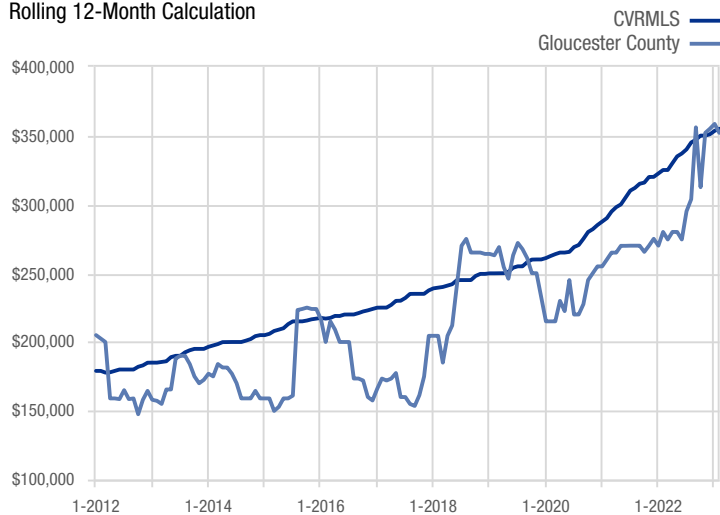
Single Family	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	2	2	0.0%	4	9	+ 125.0%
Pending Sales	1	3	+ 200.0%	2	8	+ 300.0%
Closed Sales	3	1	- 66.7%	6	5	- 16.7%
Days on Market Until Sale	32	5	- 84.4%	19	7	- 63.2%
Median Sales Price*	\$362,000	\$238,000	- 34.3%	\$261,960	\$238,000	- 9.1%
Average Sales Price*	\$527,667	\$238,000	- 54.9%	\$390,320	\$254,030	- 34.9%
Percent of Original List Price Received*	96.9%	103.5%	+ 6.8%	99.1%	104.4%	+ 5.3%
Inventory of Homes for Sale	3	3	0.0%	—	—	—
Months Supply of Inventory	0.9	1.2	+ 33.3%	—	—	—

Condo/Town	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% 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.

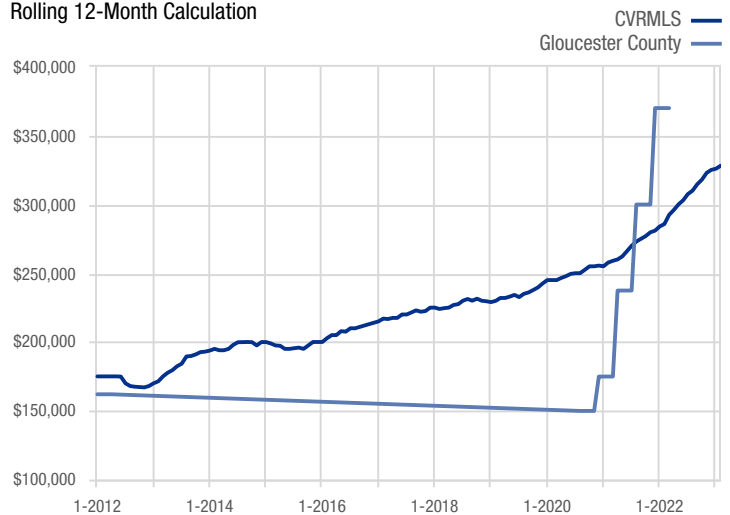
Median Sales Price - Single-Family

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.