

Local Market Update – March 2023

A Research Tool Provided by Central Virginia Regional MLS.



Gloucester County

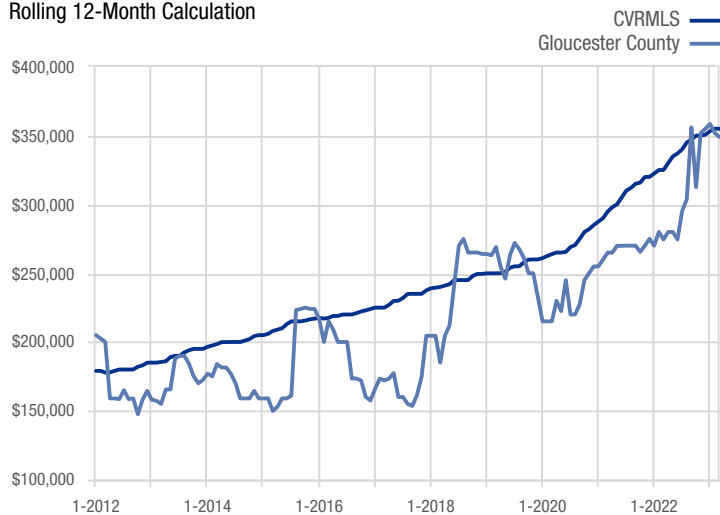
Single Family	March			Year to Date		
Key Metrics	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	2	4	+ 100.0%	6	13	+ 116.7%
Pending Sales	0	2	—	2	9	+ 350.0%
Closed Sales	0	5	—	6	10	+ 66.7%
Days on Market Until Sale	—	27	—	19	17	- 10.5%
Median Sales Price*	—	\$265,000	—	\$261,960	\$251,500	- 4.0%
Average Sales Price*	—	\$373,000	—	\$390,320	\$313,515	- 19.7%
Percent of Original List Price Received*	—	88.8%	—	99.1%	96.6%	- 2.5%
Inventory of Homes for Sale	4	5	+ 25.0%	—	—	—
Months Supply of Inventory	1.3	2.1	+ 61.5%	—	—	—

Condo/Town	March			Year to Date		
Key Metrics	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% 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.

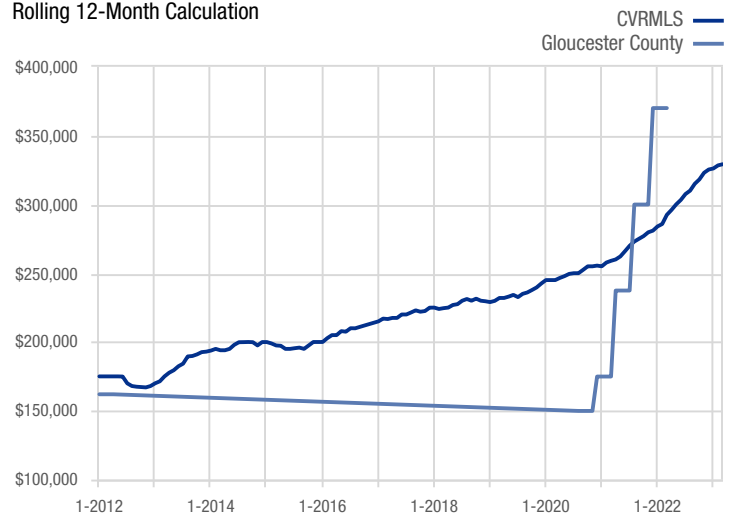
Median Sales Price - Single-Family

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.