

# Local Market Update – April 2023

A Research Tool Provided by Central Virginia Regional MLS.



## Gloucester County

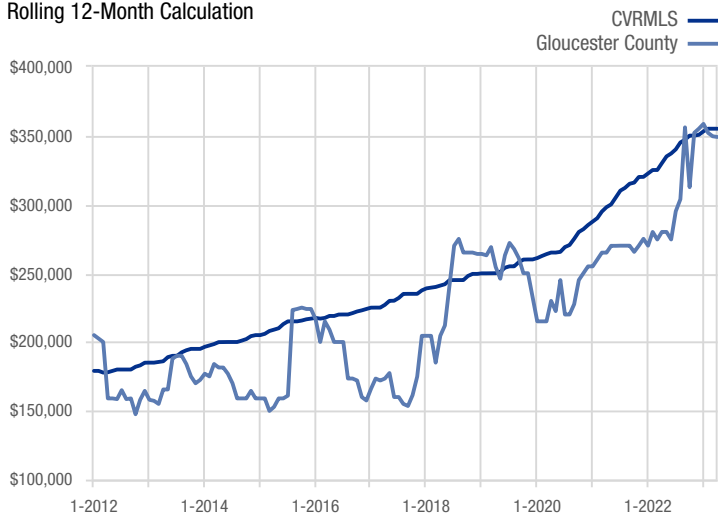
Single Family	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	7	2	- 71.4%	13	15	+ 15.4%
Pending Sales	2	3	+ 50.0%	4	11	+ 175.0%
Closed Sales	0	1	—	6	10	+ 66.7%
Days on Market Until Sale	—	33	—	19	11	- 42.1%
Median Sales Price*	—	\$227,500	—	\$261,960	\$251,500	- 4.0%
Average Sales Price*	—	\$227,500	—	\$390,320	\$328,765	- 15.8%
Percent of Original List Price Received*	—	79.7%	—	99.1%	97.1%	- 2.0%
Inventory of Homes for Sale	8	5	- 37.5%	—	—	—
Months Supply of Inventory	3.4	2.1	- 38.2%	—	—	—

Condo/Town	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% 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.

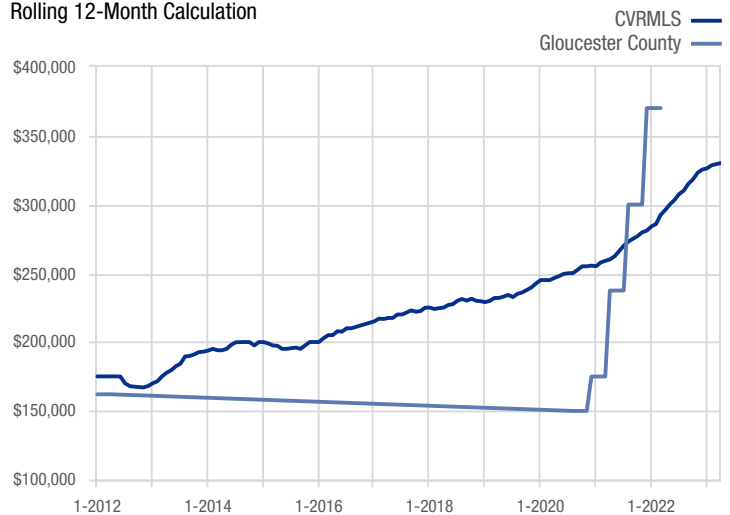
### Median Sales Price - Single-Family

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.