

Local Market Update – June 2023

A Research Tool Provided by Central Virginia Regional MLS.



Gloucester County

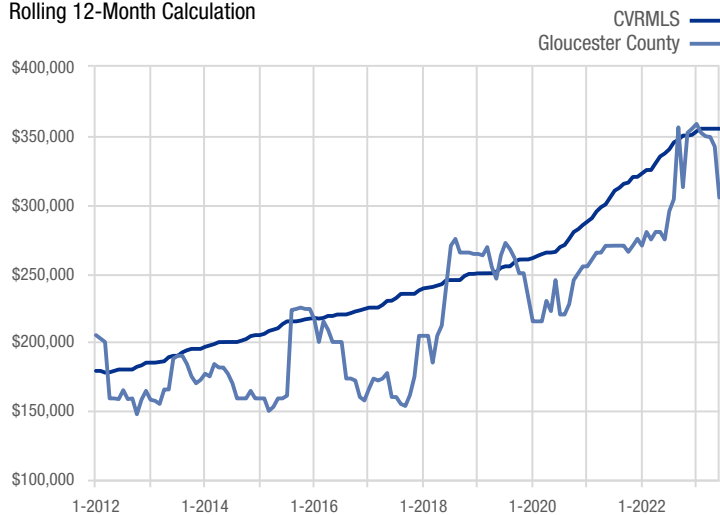
Single Family	June			Year to Date		
Key Metrics	2022	2023	% Change	Thru 6-2022	Thru 6-2023	% Change
New Listings	2	5	+ 150.0%	19	25	+ 31.6%
Pending Sales	1	7	+ 600.0%	8	20	+ 150.0%
Closed Sales	3	4	+ 33.3%	11	17	+ 54.5%
Days on Market Until Sale	18	33	+ 83.3%	17	18	+ 5.9%
Median Sales Price*	\$268,000	\$275,000	+ 2.6%	\$268,000	\$285,000	+ 6.3%
Average Sales Price*	\$292,333	\$233,750	- 20.0%	\$342,356	\$306,626	- 10.4%
Percent of Original List Price Received*	102.5%	94.7%	- 7.6%	102.7%	98.1%	- 4.5%
Inventory of Homes for Sale	7	5	- 28.6%	—	—	—
Months Supply of Inventory	3.1	1.8	- 41.9%	—	—	—

Condo/Town	June			Year to Date		
Key Metrics	2022	2023	% Change	Thru 6-2022	Thru 6-2023	% 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.

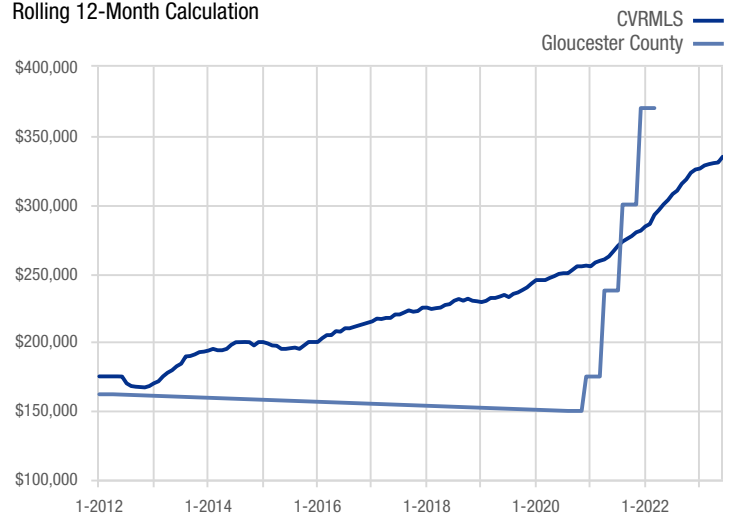
Median Sales Price - Single-Family

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.