

# Local Market Update – July 2023

A Research Tool Provided by Central Virginia Regional MLS.



## Gloucester County

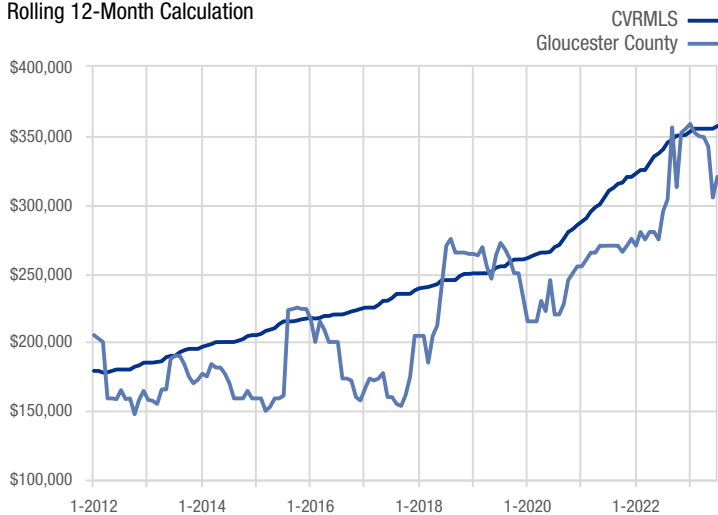
Single Family	July			Year to Date		
Key Metrics	2022	2023	% Change	Thru 7-2022	Thru 7-2023	% Change
New Listings	2	3	+ 50.0%	21	28	+ 33.3%
Pending Sales	5	2	- 60.0%	13	22	+ 69.2%
Closed Sales	2	5	+ 150.0%	13	22	+ 69.2%
Days on Market Until Sale	63	25	- 60.3%	24	20	- 16.7%
Median Sales Price*	\$333,750	<b>\$355,000</b>	+ 6.4%	\$270,000	<b>\$287,500</b>	+ 6.5%
Average Sales Price*	\$333,750	<b>\$539,458</b>	+ 61.6%	\$341,032	<b>\$359,543</b>	+ 5.4%
Percent of Original List Price Received*	97.4%	<b>96.5%</b>	- 0.9%	101.9%	<b>97.8%</b>	- 4.0%
Inventory of Homes for Sale	3	6	+ 100.0%	—	—	—
Months Supply of Inventory	1.1	2.3	+ 109.1%	—	—	—

Condo/Town	July			Year to Date		
Key Metrics	2022	2023	% Change	Thru 7-2022	Thru 7-2023	% 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



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.

### Median Sales Price - Condo/Town

Rolling 12-Month Calculation

