

Local Market Update – November 2023

A Research Tool Provided by Central Virginia Regional MLS.



Gloucester County

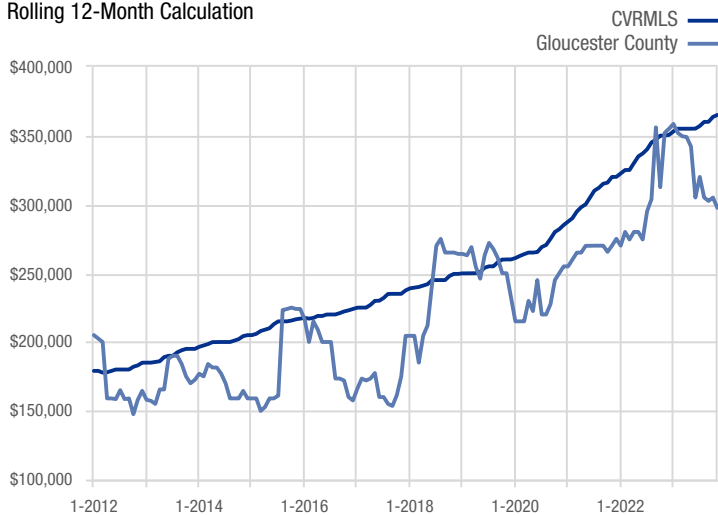
Single Family	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	3	6	+ 100.0%	32	37	+ 15.6%
Pending Sales	1	2	+ 100.0%	20	28	+ 40.0%
Closed Sales	3	2	- 33.3%	23	28	+ 21.7%
Days on Market Until Sale	10	57	+ 470.0%	28	23	- 17.9%
Median Sales Price*	\$355,000	\$350,000	- 1.4%	\$355,000	\$297,500	- 16.2%
Average Sales Price*	\$388,000	\$350,000	- 9.8%	\$390,910	\$363,830	- 6.9%
Percent of Original List Price Received*	99.4%	96.0%	- 3.4%	100.0%	97.8%	- 2.2%
Inventory of Homes for Sale	5	9	+ 80.0%	—	—	—
Months Supply of Inventory	2.6	3.3	+ 26.9%	—	—	—

Condo/Town	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	0	1	—	0	3	—
Pending Sales	0	2	—	0	3	—
Closed Sales	0	0	0.0%	0	1	—
Days on Market Until Sale	—	—	—	—	7	—
Median Sales Price*	—	—	—	—	\$245,000	—
Average Sales Price*	—	—	—	—	\$245,000	—
Percent of Original List Price Received*	—	—	—	—	102.1%	—
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.

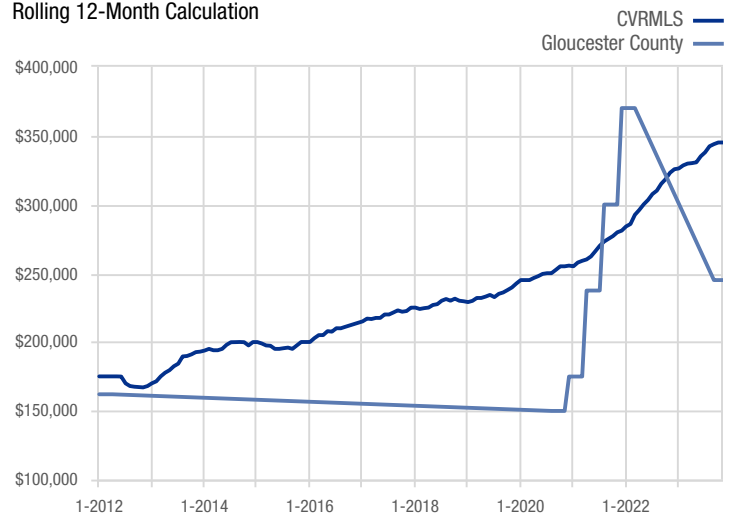
Median Sales Price - Single-Family

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.