

Local Market Update – January 2025

A Research Tool Provided by Central Virginia Regional MLS.



Gloucester County

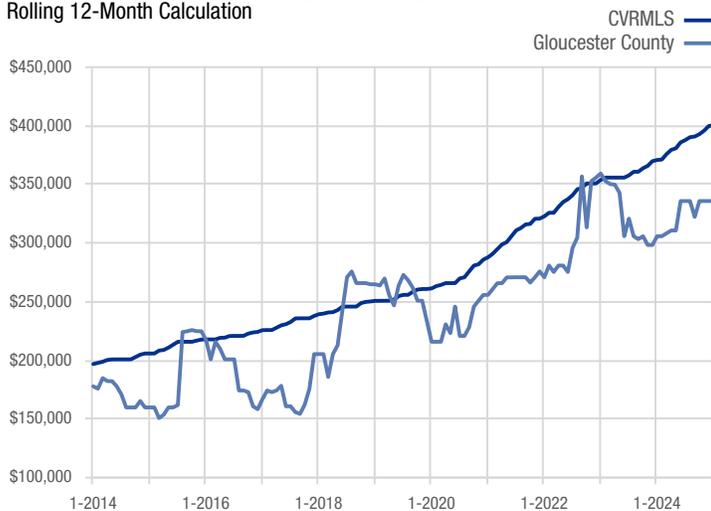
Single Family	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
Key Metrics						
New Listings	5	3	- 40.0%	5	3	- 40.0%
Pending Sales	2	2	0.0%	2	2	0.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	30	—	—	30	—	—
Median Sales Price*	\$625,000	—	—	\$625,000	—	—
Average Sales Price*	\$625,000	—	—	\$625,000	—	—
Percent of Original List Price Received*	96.2%	—	—	96.2%	—	—
Inventory of Homes for Sale	11	11	0.0%	—	—	—
Months Supply of Inventory	4.5	4.4	- 2.2%	—	—	—

Condo/Town	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
Key Metrics						
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.

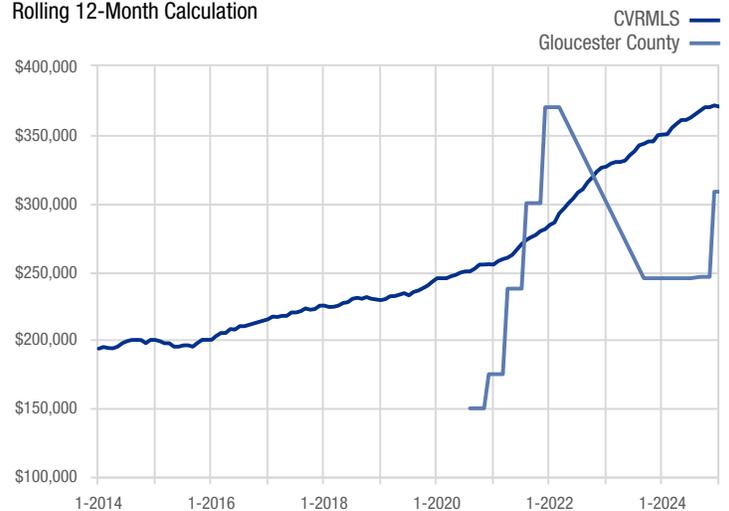
Median Sales Price - Single-Family

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.