

Local Market Update – December 2025

A Research Tool Provided by Central Virginia Regional MLS.



Gloucester County

Single Family

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	2	1	- 50.0%	39	39	0.0%
Pending Sales	1	3	+ 200.0%	25	27	+ 8.0%
Closed Sales	2	3	+ 50.0%	28	23	- 17.9%
Days on Market Until Sale	75	64	- 14.7%	60	45	- 25.0%
Median Sales Price*	\$2,267,500	\$329,950	- 85.4%	\$335,000	\$329,950	- 1.5%
Average Sales Price*	\$2,267,500	\$318,650	- 85.9%	\$490,336	\$523,439	+ 6.8%
Percent of Original List Price Received*	98.6%	97.7%	- 0.9%	96.9%	94.3%	- 2.7%
Inventory of Homes for Sale	12	3	- 75.0%	—	—	—
Months Supply of Inventory	4.8	1.2	- 75.0%	—	—	—

Condo/Town

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	0	0	0.0%	2	0	- 100.0%
Pending Sales	0	0	0.0%	2	0	- 100.0%
Closed Sales	1	0	- 100.0%	2	0	- 100.0%
Days on Market Until Sale	19	—	—	13	—	—
Median Sales Price*	\$191,500	—	—	\$308,250	—	—
Average Sales Price*	\$191,500	—	—	\$308,250	—	—
Percent of Original List Price Received*	95.8%	—	—	97.7%	—	—
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.

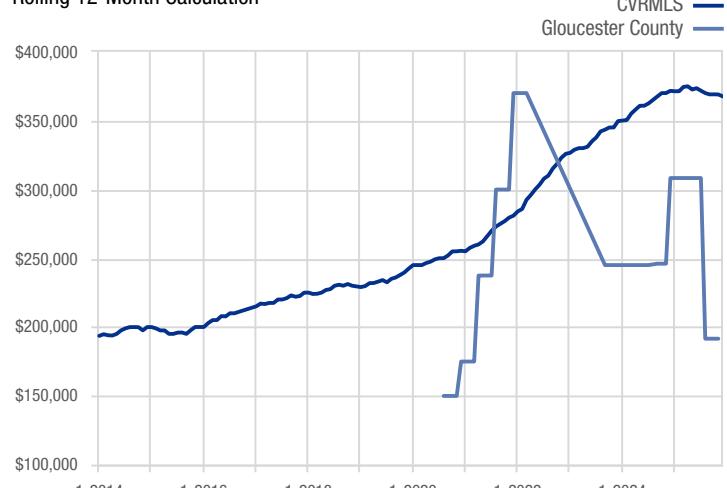
Median Sales Price - Single-Family

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.