

Local Market Update – January 2026

A Research Tool Provided by Central Virginia Regional MLS.



Gloucester County

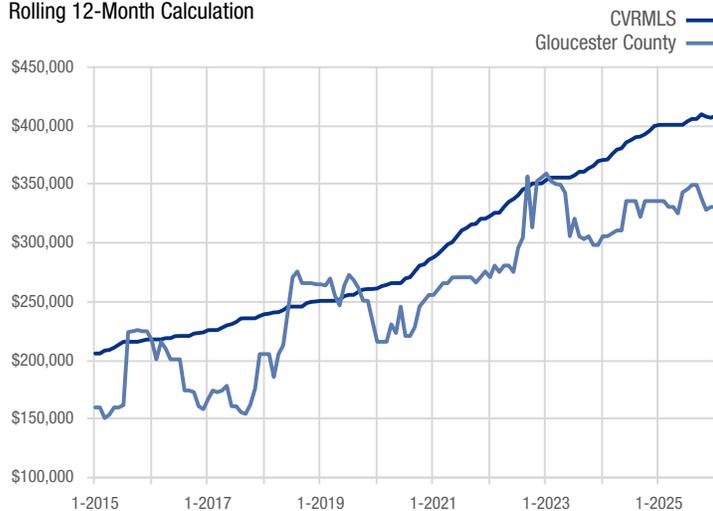
| Single Family | January | | | Year to Date | | |
|--|---------|-----------|----------|--------------|-------------|----------|
| | 2025 | 2026 | % Change | Thru 1-2025 | Thru 1-2026 | % Change |
| Key Metrics | | | | | | |
| New Listings | 3 | 1 | - 66.7% | 3 | 1 | - 66.7% |
| Pending Sales | 1 | 1 | 0.0% | 1 | 1 | 0.0% |
| Closed Sales | 0 | 2 | — | 0 | 2 | — |
| Days on Market Until Sale | — | 185 | — | — | 185 | — |
| Median Sales Price* | — | \$333,500 | — | — | \$333,500 | — |
| Average Sales Price* | — | \$333,500 | — | — | \$333,500 | — |
| Percent of Original List Price Received* | — | 73.4% | — | — | 73.4% | — |
| Inventory of Homes for Sale | 13 | 3 | - 76.9% | — | — | — |
| Months Supply of Inventory | 5.4 | 1.2 | - 77.8% | — | — | — |

| Condo/Town | January | | | Year to Date | | |
|--|---------|------|----------|--------------|-------------|----------|
| | 2025 | 2026 | % Change | Thru 1-2025 | Thru 1-2026 | % 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.

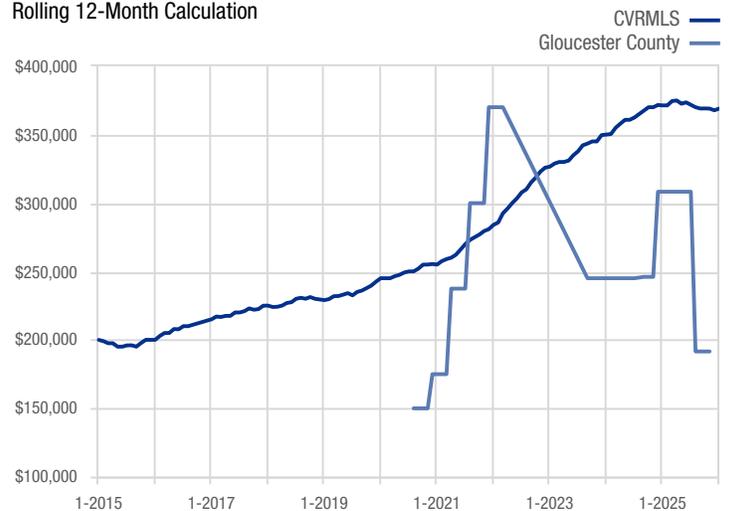
Median Sales Price - Single-Family

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.