

Local Market Update – April 2026

A Research Tool Provided by Central Virginia Regional MLS.



Gloucester County

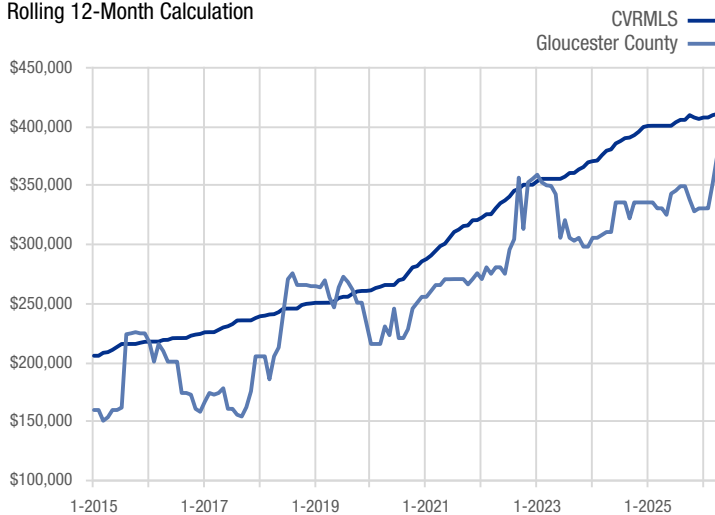
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	5	7	+ 40.0%	14	24	+ 71.4%
Pending Sales	3	3	0.0%	8	10	+ 25.0%
Closed Sales	2	6	+ 200.0%	6	11	+ 83.3%
Days on Market Until Sale	40	13	- 67.5%	34	90	+ 164.7%
Median Sales Price*	\$408,000	\$425,750	+ 4.4%	\$317,000	\$469,000	+ 47.9%
Average Sales Price*	\$408,000	\$433,483	+ 6.2%	\$442,333	\$441,686	- 0.1%
Percent of Original List Price Received*	95.7%	98.2%	+ 2.6%	93.4%	94.9%	+ 1.6%
Inventory of Homes for Sale	16	16	0.0%	—	—	—
Months Supply of Inventory	6.2	6.1	- 1.6%	—	—	—

Condo/Town	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% 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.

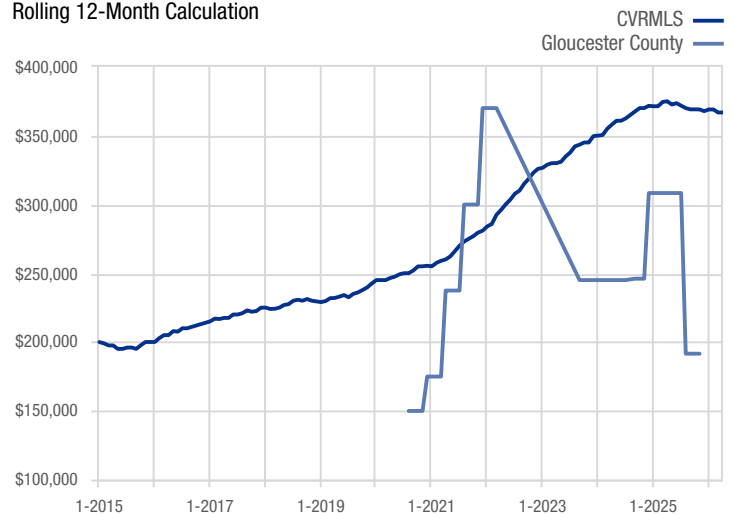
Median Sales Price - Single-Family

Rolling 12-Month Calculation



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.