Local Market Update – June 2026

A Research Tool Provided by Central Virginia Regional MLS.

Gloucester County

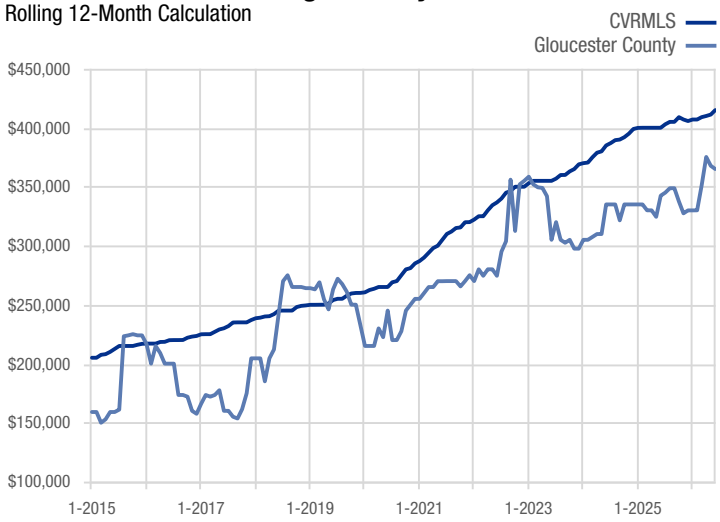
Single Family	June			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	3	**9**	+ 200.0%	20	**39**	+ 95.0%
Pending Sales	5	**6**	+ 20.0%	13	**22**	+ 69.2%
Closed Sales	1	**4**	+ 300.0%	7	**17**	+ 142.9%
Days on Market Until Sale	167	**33**	- 80.2%	53	**67**	+ 26.4%
Median Sales Price*	$623,255	**$366,000**	- 41.3%	$319,000	**$382,500**	+ 19.9%
Average Sales Price*	$623,255	**$390,823**	- 37.3%	$468,179	**$415,105**	- 11.3%
Percent of Original List Price Received*	97.4%	**95.3%**	- 2.2%	94.0%	**95.8%**	+ 1.9%
Inventory of Homes for Sale	14	**14**	0.0%	—	—	—
Months Supply of Inventory	6.0	**4.7**	- 21.7%	—	—	—

Condo/Town	June			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% 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.

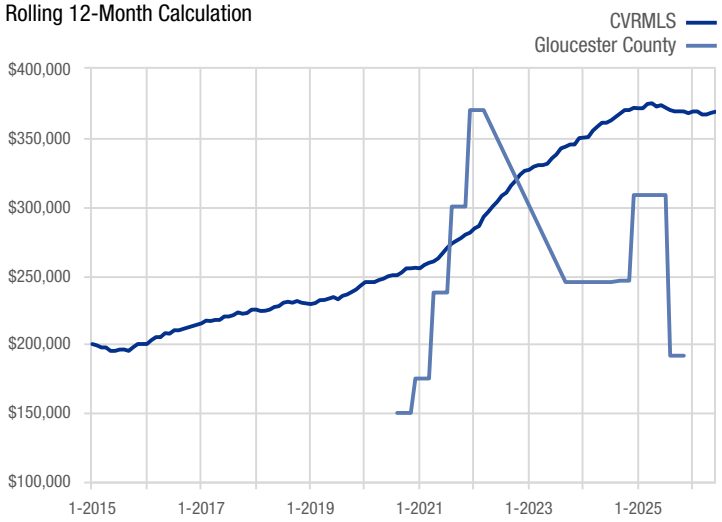
Median Sales Price - Single-Family

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.

Current as of July 10, 2026. All data from Central Virginia Regional MLS. Report © 2026 ShowingTime Plus, LLC.