Local Market Update – August 2026

A Research Tool Provided by Central Virginia Regional MLS.

Gloucester County

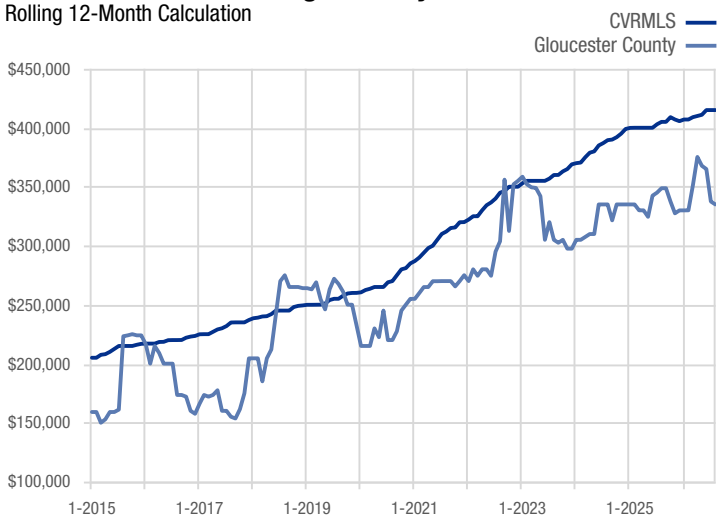
Single Family	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	4	**5**	+ 25.0%	31	**55**	+ 77.4%
Pending Sales	2	**3**	+ 50.0%	18	**30**	+ 66.7%
Closed Sales	3	**5**	+ 66.7%	14	**30**	+ 114.3%
Days on Market Until Sale	9	**68**	+ 655.6%	35	**53**	+ 51.4%
Median Sales Price*	$561,500	**$435,000**	- 22.5%	$351,250	**$381,250**	+ 8.5%
Average Sales Price*	$726,167	**$399,580**	- 45.0%	$669,340	**$381,681**	- 43.0%
Percent of Original List Price Received*	98.2%	**95.7%**	- 2.5%	95.6%	**97.0%**	+ 1.5%
Inventory of Homes for Sale	19	**16**	- 15.8%	—	—	—
Months Supply of Inventory	8.1	**4.9**	- 39.5%	—	—	—

Condo/Town	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	0	**8**	—	0	**8**	—
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	**8**	—	—	—	—
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.

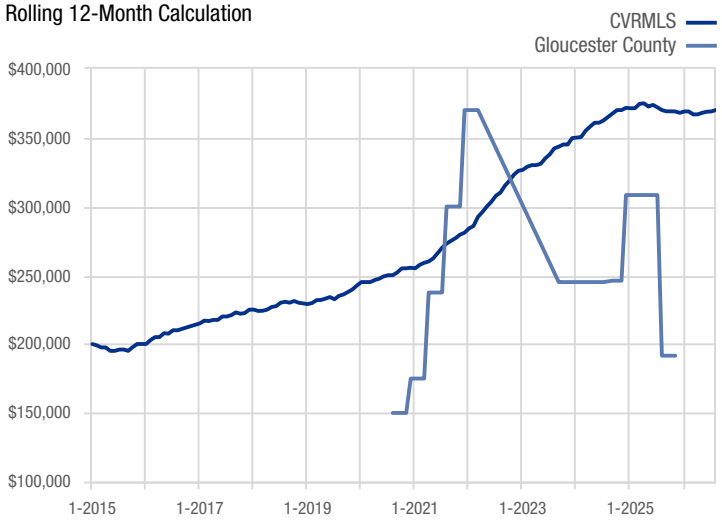
Median Sales Price - Single-Family

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 September 10, 2026. All data from Central Virginia Regional MLS. Report © 2026 ShowingTime Plus, LLC.