Local Market Update – October 2026

A Research Tool Provided by Central Virginia Regional MLS.

Gloucester County

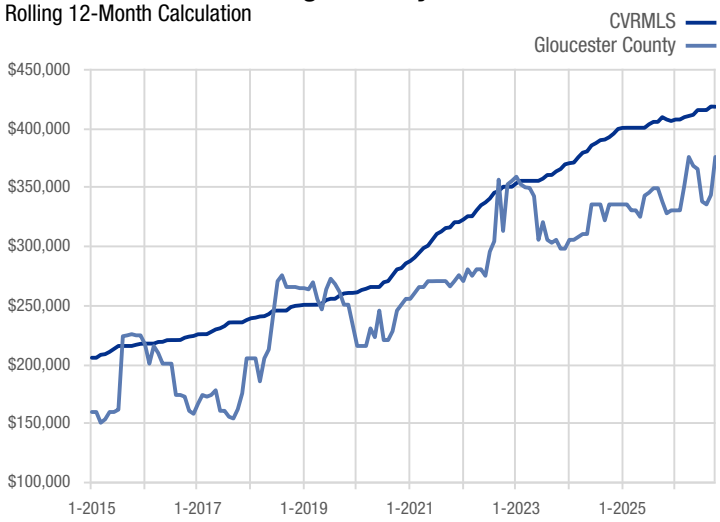
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	2	**4**	+ 100.0%	36	**63**	+ 75.0%
Pending Sales	2	**1**	- 50.0%	21	**34**	+ 61.9%
Closed Sales	1	**3**	+ 200.0%	18	**35**	+ 94.4%
Days on Market Until Sale	47	**147**	+ 212.8%	39	**59**	+ 51.3%
Median Sales Price*	$256,000	**$601,500**	+ 135.0%	$328,250	**$382,500**	+ 16.5%
Average Sales Price*	$256,000	**$635,500**	+ 148.2%	$579,348	**$401,227**	- 30.7%
Percent of Original List Price Received*	102.4%	**92.7%**	- 9.5%	94.1%	**96.3%**	+ 2.3%
Inventory of Homes for Sale	9	**16**	+ 77.8%	—	—	—
Months Supply of Inventory	4.1	**4.8**	+ 17.1%	—	—	—

Condo/Town	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	0	**3**	—	0	**13**	—
Pending Sales	0	**0**	0.0%	0	**1**	—
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	**12**	—	—	—	—
Months Supply of Inventory	—	**12.0**	—	—	—	—

* 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.

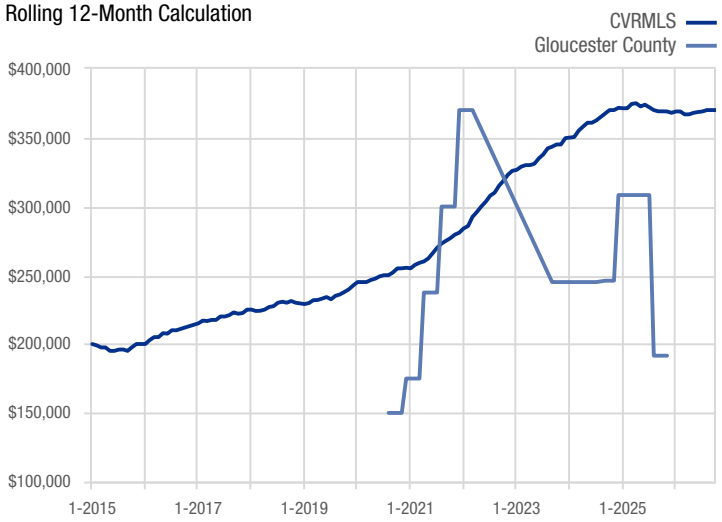
Median Sales Price - Single-Family

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