

# Local Market Update – July 2024

A Research Tool Provided by Central Virginia Regional MLS.



## Gloucester County

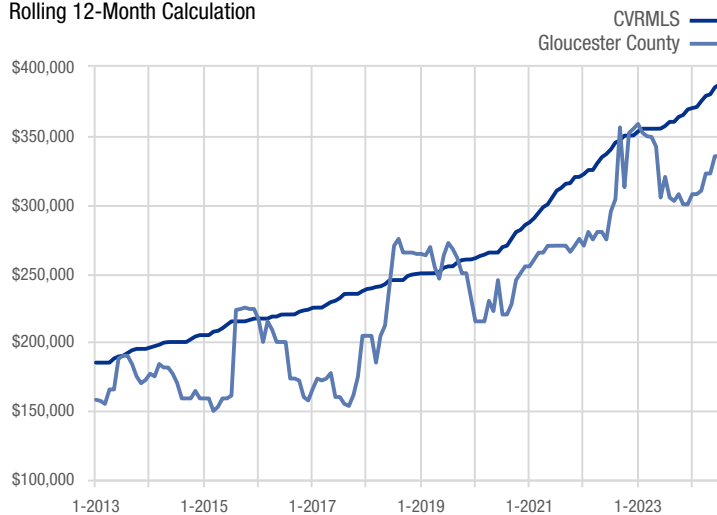
Single Family	July			Year to Date		
	2023	2024	% Change	Thru 7-2023	Thru 7-2024	% Change
<b>Key Metrics</b>						
New Listings	3	5	+ 66.7%	27	26	- 3.7%
Pending Sales	2	4	+ 100.0%	21	21	0.0%
Closed Sales	5	4	- 20.0%	22	19	- 13.6%
Days on Market Until Sale	25	153	+ 512.0%	20	62	+ 210.0%
Median Sales Price*	\$355,000	<b>\$331,450</b>	- 6.6%	\$287,500	<b>\$335,000</b>	+ 16.5%
Average Sales Price*	\$539,458	<b>\$373,725</b>	- 30.7%	\$359,543	<b>\$368,942</b>	+ 2.6%
Percent of Original List Price Received*	96.5%	<b>95.8%</b>	- 0.7%	97.8%	<b>97.0%</b>	- 0.8%
Inventory of Homes for Sale	6	7	+ 16.7%	—	—	—
Months Supply of Inventory	2.4	2.6	+ 8.3%	—	—	—

Condo/Town	July			Year to Date		
	2023	2024	% Change	Thru 7-2023	Thru 7-2024	% Change
<b>Key Metrics</b>						
New Listings	0	1	—	0	1	—
Pending Sales	0	1	—	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	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.

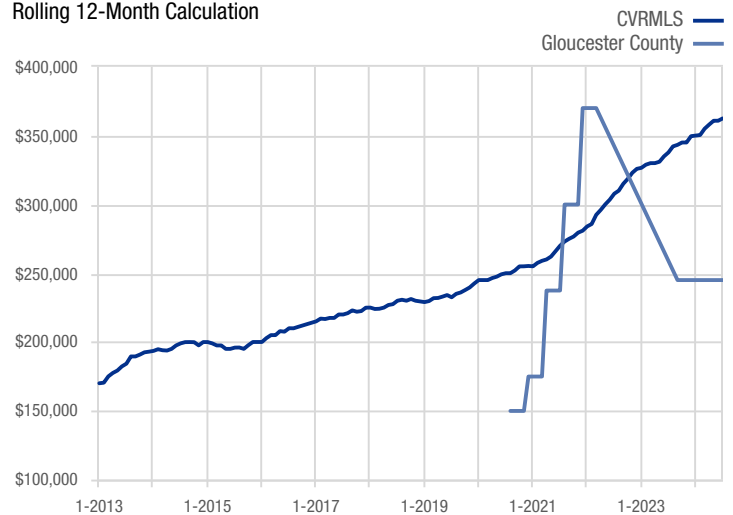
### Median Sales Price - Single-Family

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.