

# Local Market Update – September 2024

A Research Tool Provided by Central Virginia Regional MLS.



## Gloucester County

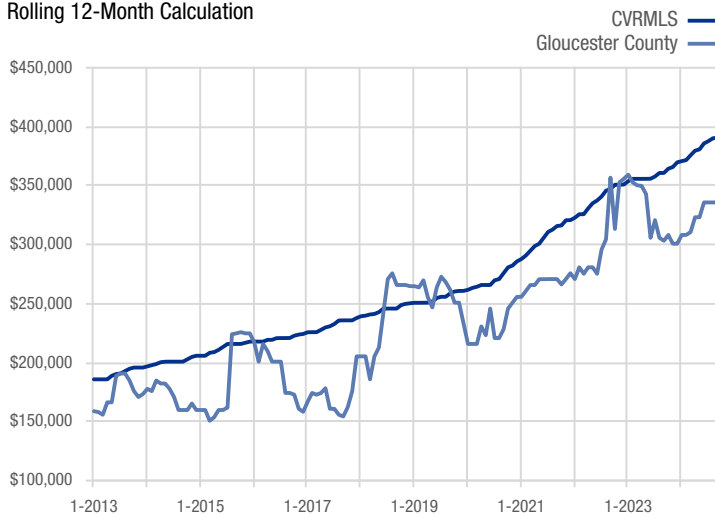
Single Family	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	3	1	- 66.7%	30	29	- 3.3%
Pending Sales	0	2	—	22	25	+ 13.6%
Closed Sales	2	1	- 50.0%	25	23	- 8.0%
Days on Market Until Sale	12	12	0.0%	19	59	+ 210.5%
Median Sales Price*	\$333,700	<b>\$169,000</b>	- 49.4%	\$300,000	<b>\$335,000</b>	+ 11.7%
Average Sales Price*	\$333,700	<b>\$169,000</b>	- 49.4%	\$367,894	<b>\$351,974</b>	- 4.3%
Percent of Original List Price Received*	99.7%	<b>100.0%</b>	+ 0.3%	97.9%	<b>96.8%</b>	- 1.1%
Inventory of Homes for Sale	8	5	- 37.5%	—	—	—
Months Supply of Inventory	3.3	1.8	- 45.5%	—	—	—

Condo/Town	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	0	0	0.0%	1	1	0.0%
Pending Sales	0	0	0.0%	1	1	0.0%
Closed Sales	1	0	- 100.0%	1	1	0.0%
Days on Market Until Sale	7	—	—	7	6	- 14.3%
Median Sales Price*	\$245,000	—	—	\$245,000	<b>\$425,000</b>	+ 73.5%
Average Sales Price*	\$245,000	—	—	\$245,000	<b>\$425,000</b>	+ 73.5%
Percent of Original List Price Received*	102.1%	—	—	102.1%	<b>99.5%</b>	- 2.5%
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.

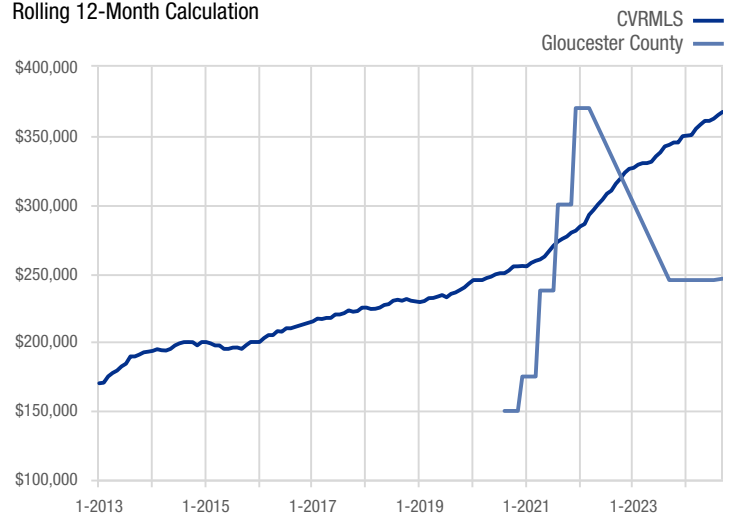
### Median Sales Price - Single-Family

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.