

# Local Market Update – February 2025

A Research Tool Provided by Central Virginia Regional MLS.



## Gloucester County

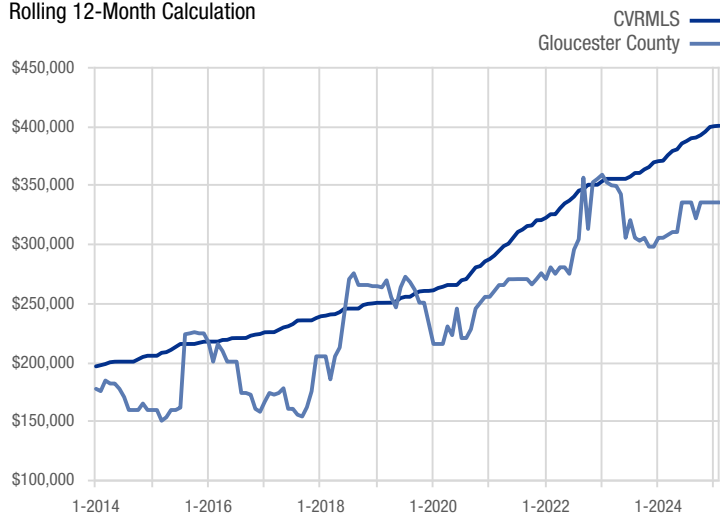
Single Family	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
<b>Key Metrics</b>						
New Listings	5	1	- 80.0%	10	4	- 60.0%
Pending Sales	1	3	+ 200.0%	3	4	+ 33.3%
Closed Sales	3	1	- 66.7%	4	1	- 75.0%
Days on Market Until Sale	16	47	+ 193.8%	20	47	+ 135.0%
Median Sales Price*	\$299,000	<b>\$319,000</b>	+ 6.7%	\$462,000	<b>\$319,000</b>	- 31.0%
Average Sales Price*	\$434,333	<b>\$319,000</b>	- 26.6%	\$482,000	<b>\$319,000</b>	- 33.8%
Percent of Original List Price Received*	99.2%	<b>98.2%</b>	- 1.0%	98.5%	<b>98.2%</b>	- 0.3%
Inventory of Homes for Sale	14	10	- 28.6%	—	—	—
Months Supply of Inventory	5.7	3.8	- 33.3%	—	—	—

Condo/Town	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
<b>Key Metrics</b>						
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.

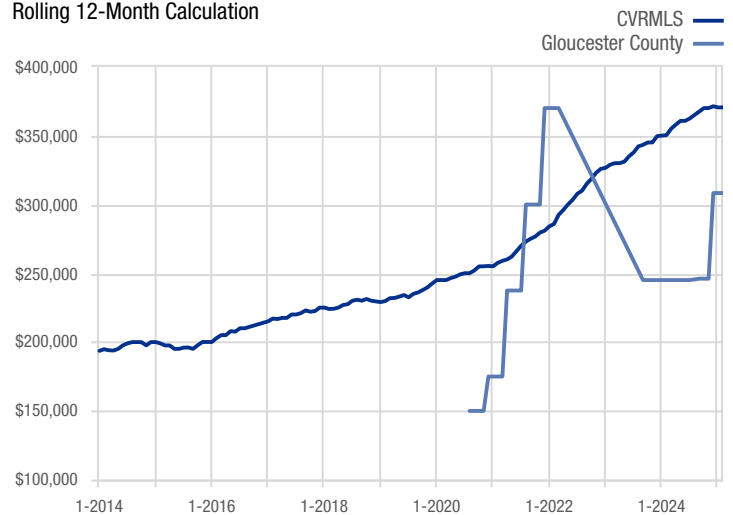
### Median Sales Price - Single-Family

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.