

Local Market Update – March 2026

A Research Tool Provided by Central Virginia Regional MLS.



Gloucester County

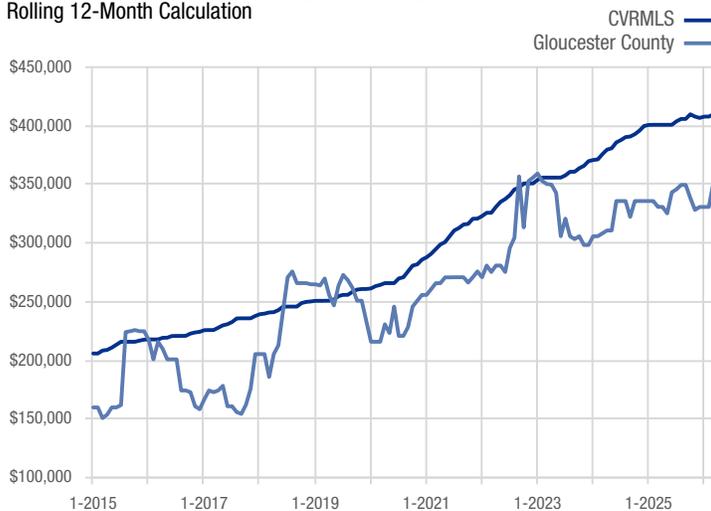
Single Family	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
Key Metrics						
New Listings	5	11	+ 120.0%	9	17	+ 88.9%
Pending Sales	1	5	+ 400.0%	5	7	+ 40.0%
Closed Sales	3	2	- 33.3%	4	5	+ 25.0%
Days on Market Until Sale	25	7	- 72.0%	31	183	+ 490.3%
Median Sales Price*	\$300,000	\$480,250	+ 60.1%	\$309,500	\$590,000	+ 90.6%
Average Sales Price*	\$506,333	\$480,250	- 5.2%	\$459,500	\$451,528	- 1.7%
Percent of Original List Price Received*	90.4%	99.2%	+ 9.7%	92.3%	90.9%	- 1.5%
Inventory of Homes for Sale	14	12	- 14.3%	—	—	—
Months Supply of Inventory	5.8	4.6	- 20.7%	—	—	—

Condo/Town	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
Key Metrics						
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.

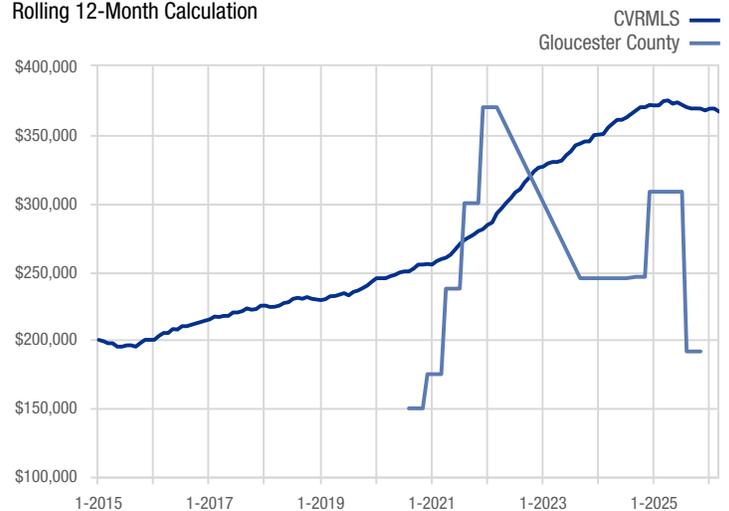
Median Sales Price - Single-Family

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.