Local Market Update – October 2025A Research Tool Provided by Central Virginia Regional MLS.

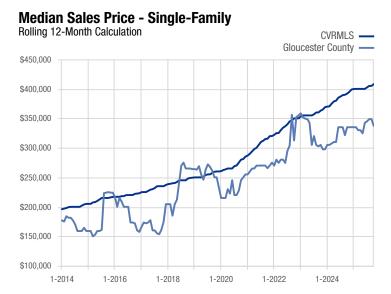


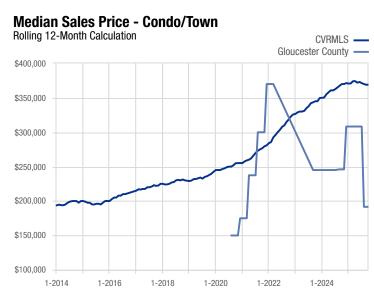
Gloucester County

Single Family	October			Year to Date			
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change	
New Listings	2	2	0.0%	33	36	+ 9.1%	
Pending Sales	2	2	0.0%	24	21	- 12.5%	
Closed Sales	2	1	- 50.0%	25	18	- 28.0%	
Days on Market Until Sale	69	47	- 31.9%	59	39	- 33.9%	
Median Sales Price*	\$345,000	\$256,000	- 25.8%	\$335,000	\$328,250	- 2.0%	
Average Sales Price*	\$345,000	\$256,000	- 25.8%	\$351,416	\$579,348	+ 64.9%	
Percent of Original List Price Received*	96.8%	102.4%	+ 5.8%	96.8%	94.1%	- 2.8%	
Inventory of Homes for Sale	8	9	+ 12.5%		_	_	
Months Supply of Inventory	3.1	4.1	+ 32.3%		_	_	

Condo/Town	October			Year to Date			
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change	
New Listings	1	0	- 100.0%	2	0	- 100.0%	
Pending Sales	0	0	0.0%	1	0	- 100.0%	
Closed Sales	0	0	0.0%	1	0	- 100.0%	
Days on Market Until Sale	_	_		6	_	_	
Median Sales Price*	_	_		\$425,000	_	_	
Average Sales Price*	_	_		\$425,000	_	_	
Percent of Original List Price Received*	_	_		99.5%	_	_	
Inventory of Homes for Sale	1	0	- 100.0%		_	_	
Months Supply of Inventory	0.7	_			_	_	

^{*} 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.





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.