

# Local Market Update – September 2020

A Research Tool Provided by Central Virginia Regional MLS.



## Gloucester County

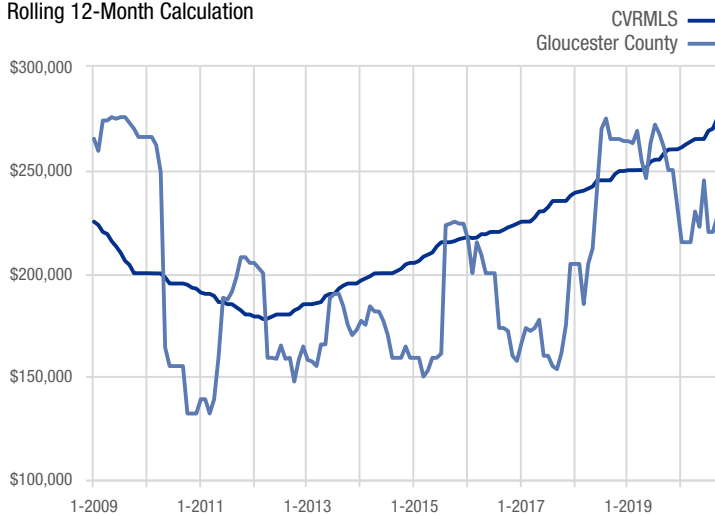
Single Family	September			Year to Date		
	2019	2020	% Change	Thru 9-2019	Thru 9-2020	% Change
<b>Key Metrics</b>						
New Listings	4	3	- 25.0%	34	39	+ 14.7%
Pending Sales	1	3	+ 200.0%	14	42	+ 200.0%
Closed Sales	2	2	0.0%	14	35	+ 150.0%
Days on Market Until Sale	119	222	+ 86.6%	77	64	- 16.9%
Median Sales Price*	\$163,000	<b>\$586,250</b>	+ 259.7%	\$272,000	<b>\$237,450</b>	- 12.7%
Average Sales Price*	\$163,000	<b>\$586,250</b>	+ 259.7%	\$343,150	<b>\$325,804</b>	- 5.1%
Percent of Original List Price Received*	78.2%	<b>83.8%</b>	+ 7.2%	93.6%	<b>97.1%</b>	+ 3.7%
Inventory of Homes for Sale	19	12	- 36.8%	—	—	—
Months Supply of Inventory	9.5	2.8	- 70.5%	—	—	—

Condo/Town	September			Year to Date		
	2019	2020	% Change	Thru 9-2019	Thru 9-2020	% Change
<b>Key Metrics</b>						
New Listings	0	0	0.0%	0	1	—
Pending Sales	0	0	0.0%	0	1	—
Closed Sales	0	0	0.0%	0	1	—
Days on Market Until Sale	—	—	—	—	154	—
Median Sales Price*	—	—	—	—	<b>\$149,900</b>	—
Average Sales Price*	—	—	—	—	<b>\$149,900</b>	—
Percent of Original List Price Received*	—	—	—	—	<b>94.3%</b>	—
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.

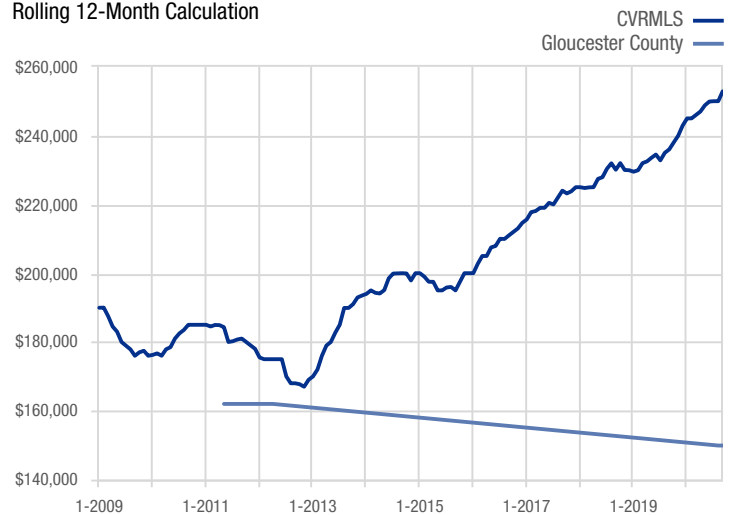
### Median Sales Price - Single-Family

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.