

# Local Market Update – October 2024

A Research Tool Provided by Central Virginia Regional MLS.



## Gloucester County

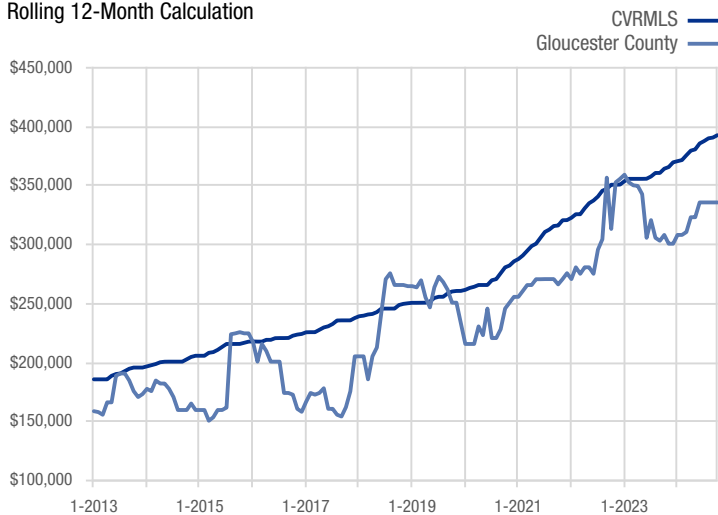
Single Family	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	0	2	—	30	31	+ 3.3%
Pending Sales	3	2	- 33.3%	25	26	+ 4.0%
Closed Sales	0	2	—	25	25	0.0%
Days on Market Until Sale	—	69	—	19	59	+ 210.5%
Median Sales Price*	—	\$345,000	—	\$300,000	\$335,000	+ 11.7%
Average Sales Price*	—	\$345,000	—	\$367,894	\$351,416	- 4.5%
Percent of Original List Price Received*	—	96.8%	—	97.9%	96.8%	- 1.1%
Inventory of Homes for Sale	5	4	- 20.0%	—	—	—
Months Supply of Inventory	2.0	1.5	- 25.0%	—	—	—

Condo/Town	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	1	1	0.0%	2	2	0.0%
Pending Sales	0	0	0.0%	1	1	0.0%
Closed Sales	0	0	0.0%	1	1	0.0%
Days on Market Until Sale	—	—	—	7	6	- 14.3%
Median Sales Price*	—	—	—	\$245,000	\$425,000	+ 73.5%
Average Sales Price*	—	—	—	\$245,000	\$425,000	+ 73.5%
Percent of Original List Price Received*	—	—	—	102.1%	99.5%	- 2.5%
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	1.0	0.7	- 30.0%	—	—	—

\* 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.

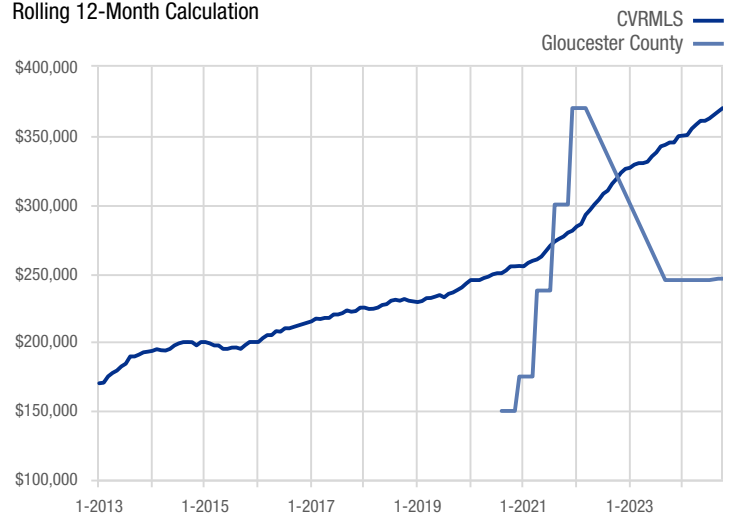
### Median Sales Price - Single-Family

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.