

Local Market Update – May 2020

A Research Tool Provided by Central Virginia Regional MLS.



Cumberland County

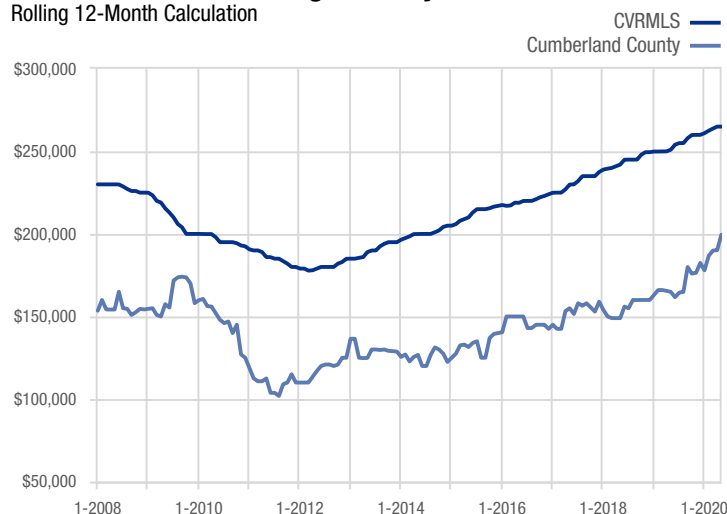
Single Family	May			Year to Date		
Key Metrics	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	8	7	- 12.5%	43	66	+ 53.5%
Pending Sales	6	10	+ 66.7%	33	44	+ 33.3%
Closed Sales	4	10	+ 150.0%	31	35	+ 12.9%
Days on Market Until Sale	34	45	+ 32.4%	89	48	- 46.1%
Median Sales Price*	\$128,250	\$204,000	+ 59.1%	\$164,000	\$186,500	+ 13.7%
Average Sales Price*	\$157,750	\$192,428	+ 22.0%	\$190,895	\$192,203	+ 0.7%
Percent of Original List Price Received*	98.1%	98.2%	+ 0.1%	95.3%	94.8%	- 0.5%
Inventory of Homes for Sale	30	21	- 30.0%	—	—	—
Months Supply of Inventory	4.5	2.7	- 40.0%	—	—	—

Condo/Town	May			Year to Date		
Key Metrics	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
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.

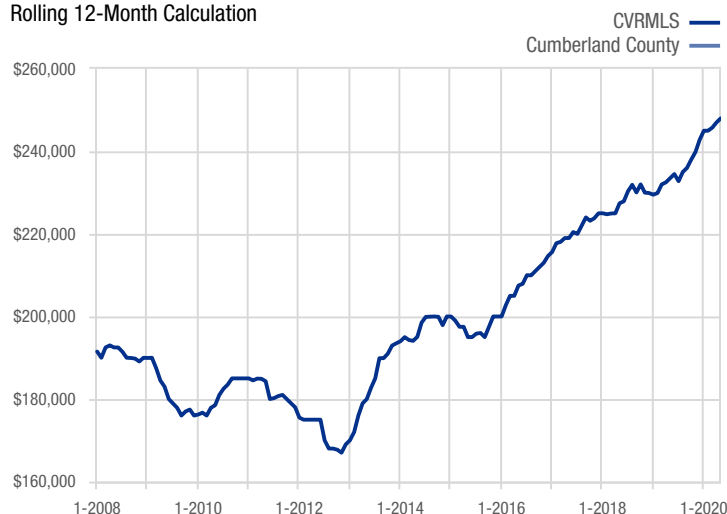
Median Sales Price - Single-Family

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.