

Local Market Update – July 2020

A Research Tool Provided by Central Virginia Regional MLS.



Cumberland County

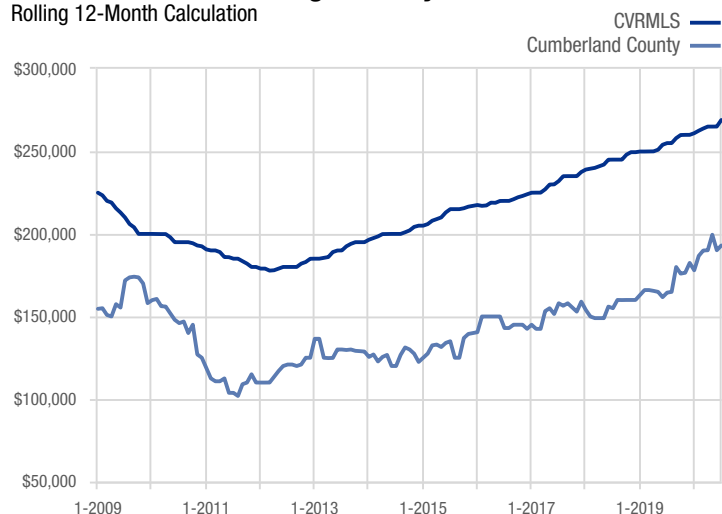
Single Family	July			Year to Date		
	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
Key Metrics						
New Listings	9	10	+ 11.1%	65	85	+ 30.8%
Pending Sales	7	10	+ 42.9%	46	60	+ 30.4%
Closed Sales	10	7	- 30.0%	44	52	+ 18.2%
Days on Market Until Sale	52	53	+ 1.9%	76	52	- 31.6%
Median Sales Price*	\$167,450	\$200,000	+ 19.4%	\$162,850	\$183,000	+ 12.4%
Average Sales Price*	\$169,310	\$179,071	+ 5.8%	\$182,166	\$182,023	- 0.1%
Percent of Original List Price Received*	90.5%	91.7%	+ 1.3%	93.9%	94.4%	+ 0.5%
Inventory of Homes for Sale	31	19	- 38.7%	—	—	—
Months Supply of Inventory	4.6	2.3	- 50.0%	—	—	—

Condo/Town	July			Year to Date		
	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% 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.

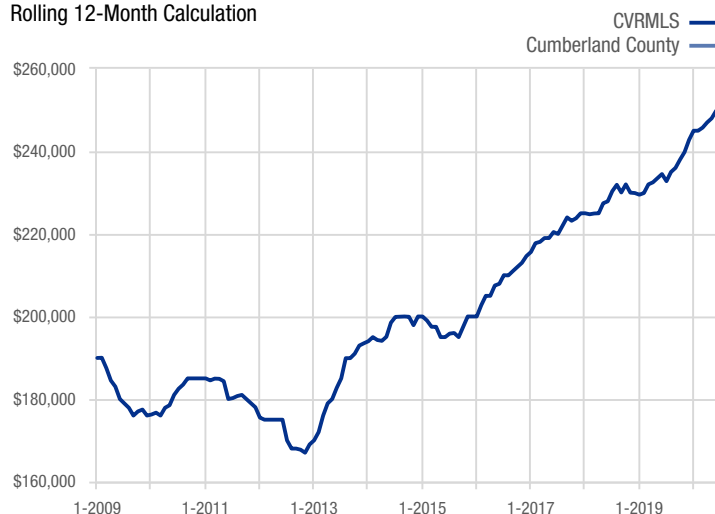
Median Sales Price - Single-Family

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.