

Local Market Update – July 2020

A Research Tool Provided by Central Virginia Regional MLS.



Northumberland County

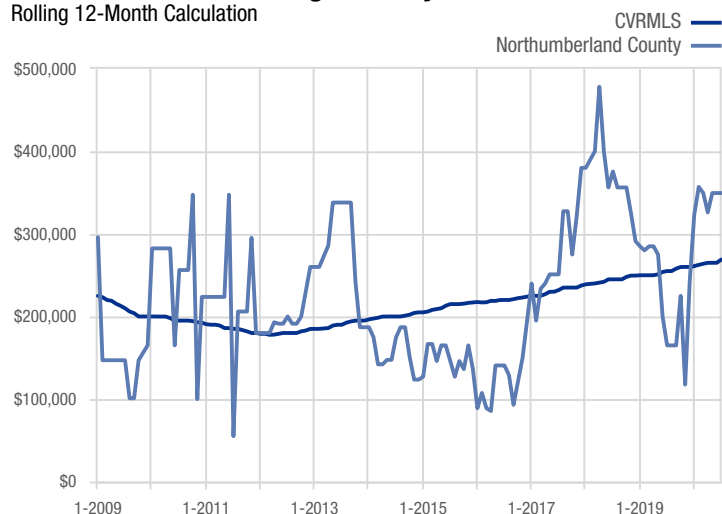
Single Family	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	5	3	- 40.0%	32	26	- 18.8%
Pending Sales	1	7	+ 600.0%	8	19	+ 137.5%
Closed Sales	1	3	+ 200.0%	8	12	+ 50.0%
Days on Market Until Sale	284	206	- 27.5%	106	164	+ 54.7%
Median Sales Price*	\$100,000	\$192,000	+ 92.0%	\$45,000	\$303,000	+ 573.3%
Average Sales Price*	\$100,000	\$335,667	+ 235.7%	\$149,214	\$470,408	+ 215.3%
Percent of Original List Price Received*	93.5%	90.0%	- 3.7%	88.7%	88.7%	0.0%
Inventory of Homes for Sale	24	13	- 45.8%	—	—	—
Months Supply of Inventory	11.4	4.8	- 57.9%	—	—	—

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

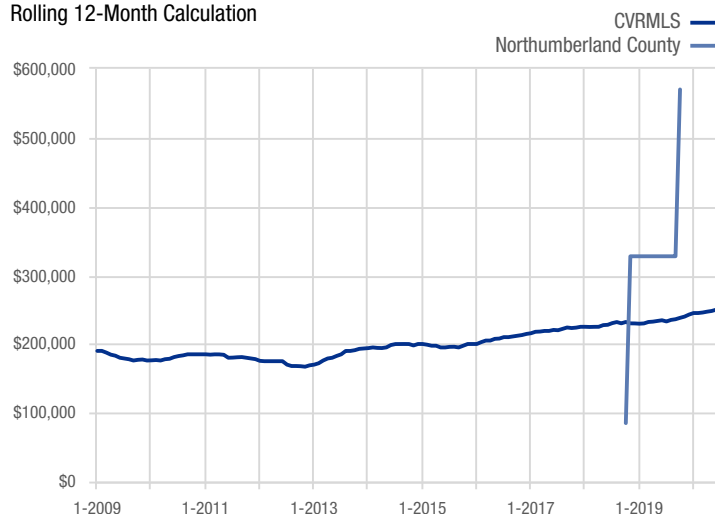
Median Sales Price - Single-Family

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.