

Local Market Update – August 2020

A Research Tool Provided by Central Virginia Regional MLS.



Northumberland County

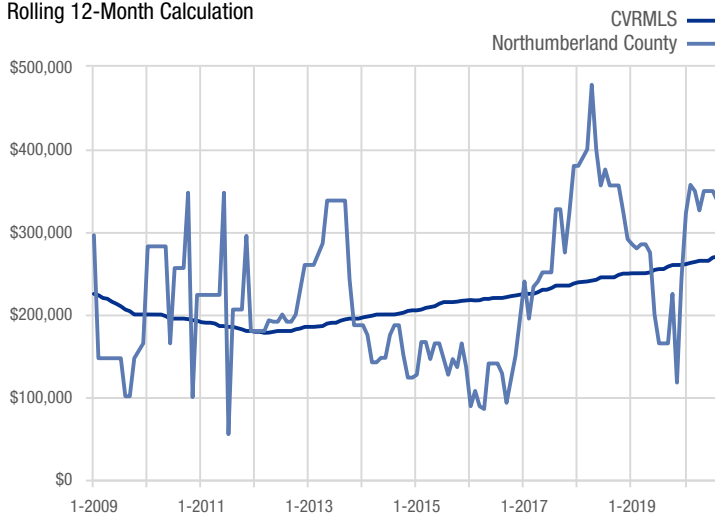
Single Family	August			Year to Date		
	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
New Listings	7	2	- 71.4%	39	28	- 28.2%
Pending Sales	1	4	+ 300.0%	9	24	+ 166.7%
Closed Sales	2	6	+ 200.0%	10	18	+ 80.0%
Days on Market Until Sale	35	158	+ 351.4%	92	162	+ 76.1%
Median Sales Price*	\$264,725	\$165,000	- 37.7%	\$60,000	\$280,000	+ 366.7%
Average Sales Price*	\$264,725	\$266,720	+ 0.8%	\$174,883	\$410,500	+ 134.7%
Percent of Original List Price Received*	96.7%	84.6%	- 12.5%	90.7%	87.5%	- 3.5%
Inventory of Homes for Sale	30	8	- 73.3%	—	—	—
Months Supply of Inventory	15.0	2.6	- 82.7%	—	—	—

Condo/Town	August			Year to Date		
	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% 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.

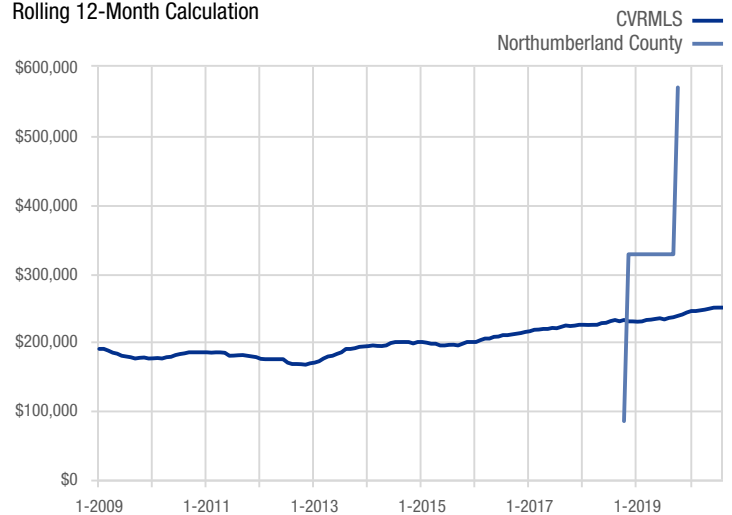
Median Sales Price - Single-Family

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.