

Local Market Update – October 2020

A Research Tool Provided by Central Virginia Regional MLS.



Cumberland County

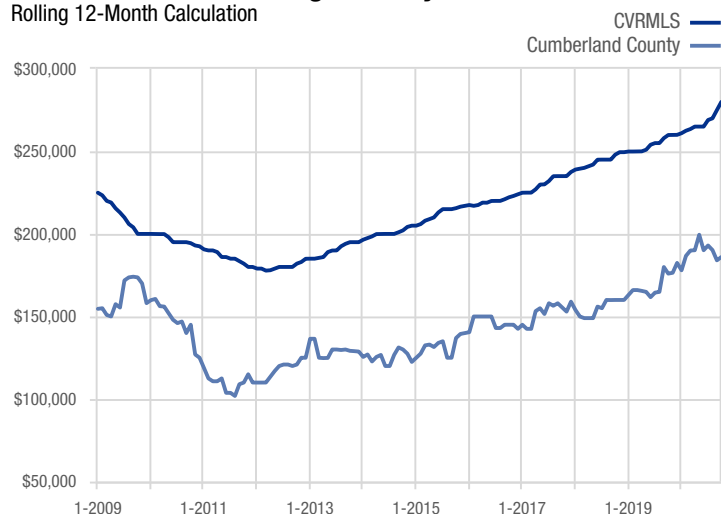
Single Family	October			Year to Date		
Key Metrics	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	11	15	+ 36.4%	101	119	+ 17.8%
Pending Sales	13	13	0.0%	76	92	+ 21.1%
Closed Sales	7	6	- 14.3%	66	81	+ 22.7%
Days on Market Until Sale	68	26	- 61.8%	72	46	- 36.1%
Median Sales Price*	\$143,950	\$195,000	+ 35.5%	\$177,000	\$185,000	+ 4.5%
Average Sales Price*	\$174,467	\$195,792	+ 12.2%	\$194,902	\$185,186	- 5.0%
Percent of Original List Price Received*	97.1%	96.9%	- 0.2%	94.7%	95.3%	+ 0.6%
Inventory of Homes for Sale	23	16	- 30.4%	—	—	—
Months Supply of Inventory	3.1	1.9	- 38.7%	—	—	—

Condo/Town	October			Year to Date		
Key Metrics	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% 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.

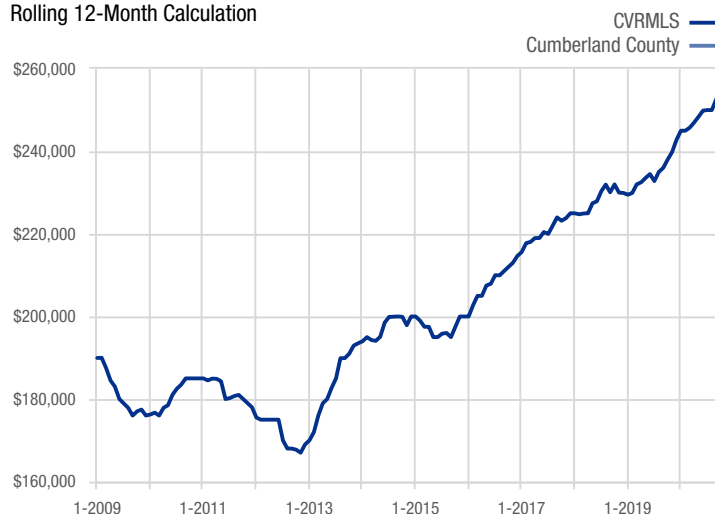
Median Sales Price - Single-Family

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.