

Local Market Update – October 2020

A Research Tool Provided by Central Virginia Regional MLS.



Northumberland County

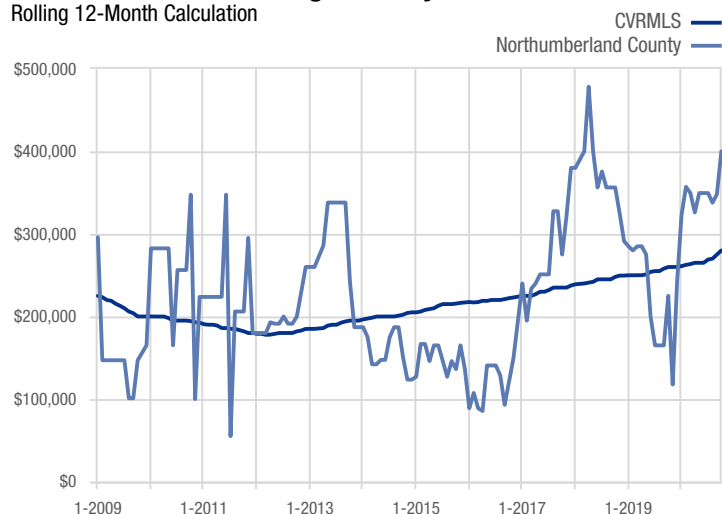
Single Family	October			Year to Date		
Key Metrics	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	2	5	+ 150.0%	43	45	+ 4.7%
Pending Sales	1	8	+ 700.0%	13	34	+ 161.5%
Closed Sales	3	4	+ 33.3%	14	26	+ 85.7%
Days on Market Until Sale	33	112	+ 239.4%	78	159	+ 103.8%
Median Sales Price*	\$349,500	\$822,500	+ 135.3%	\$132,475	\$368,600	+ 178.2%
Average Sales Price*	\$405,833	\$923,500	+ 127.6%	\$232,621	\$487,570	+ 109.6%
Percent of Original List Price Received*	96.2%	95.2%	- 1.0%	92.2%	88.8%	- 3.7%
Inventory of Homes for Sale	21	11	- 47.6%	—	—	—
Months Supply of Inventory	12.4	3.0	- 75.8%	—	—	—

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.

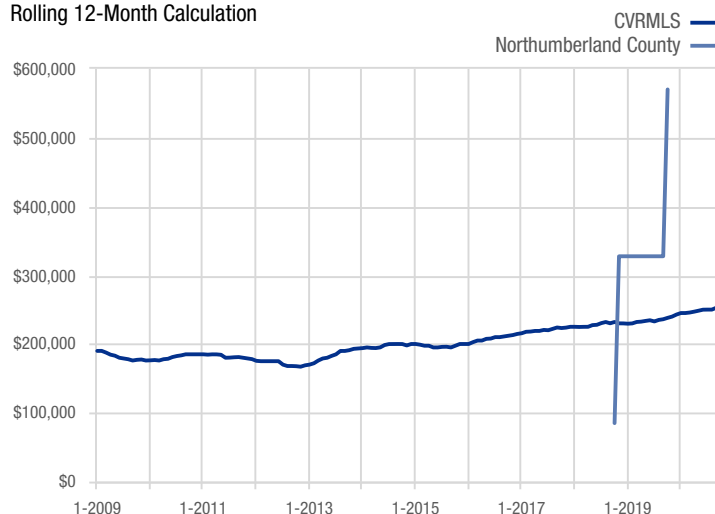
Median Sales Price - Single-Family

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.