

Local Market Update – December 2020

A Research Tool Provided by Central Virginia Regional MLS.



Cumberland County

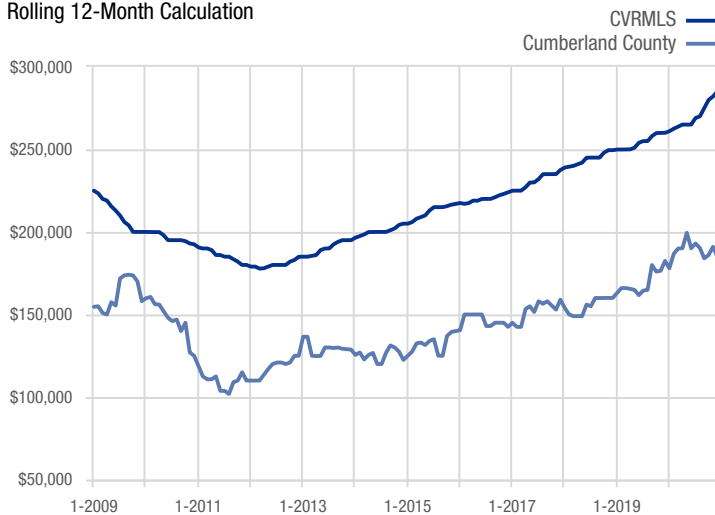
Single Family	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	10	6	- 40.0%	115	132	+ 14.8%
Pending Sales	4	8	+ 100.0%	84	107	+ 27.4%
Closed Sales	7	9	+ 28.6%	83	97	+ 16.9%
Days on Market Until Sale	58	12	- 79.3%	74	45	- 39.2%
Median Sales Price*	\$210,900	\$172,500	- 18.2%	\$182,450	\$185,000	+ 1.4%
Average Sales Price*	\$239,476	\$173,667	- 27.5%	\$204,440	\$186,192	- 8.9%
Percent of Original List Price Received*	93.9%	99.4%	+ 5.9%	94.7%	95.6%	+ 1.0%
Inventory of Homes for Sale	19	9	- 52.6%	—	—	—
Months Supply of Inventory	2.7	1.0	- 63.0%	—	—	—

Condo/Town	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% 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.

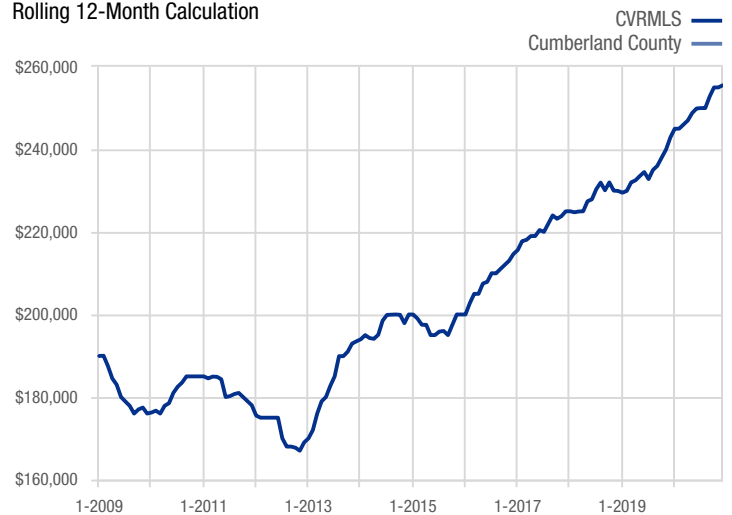
Median Sales Price - Single-Family

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.