

Local Market Update – December 2020

A Research Tool Provided by Central Virginia Regional MLS.



Northumberland County

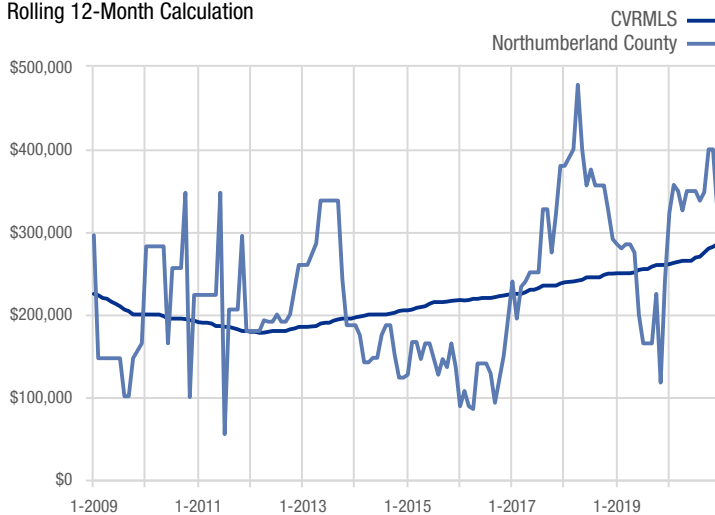
Single Family	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	5	6	+ 20.0%	50	56	+ 12.0%
Pending Sales	1	1	0.0%	16	39	+ 143.8%
Closed Sales	2	6	+ 200.0%	16	36	+ 125.0%
Days on Market Until Sale	85	39	- 54.1%	79	122	+ 54.4%
Median Sales Price*	\$512,500	\$161,550	- 68.5%	\$242,475	\$326,000	+ 34.4%
Average Sales Price*	\$512,500	\$275,600	- 46.2%	\$272,604	\$441,081	+ 61.8%
Percent of Original List Price Received*	99.1%	98.6%	- 0.5%	93.3%	91.5%	- 1.9%
Inventory of Homes for Sale	21	15	- 28.6%	—	—	—
Months Supply of Inventory	13.1	3.8	- 71.0%	—	—	—

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.

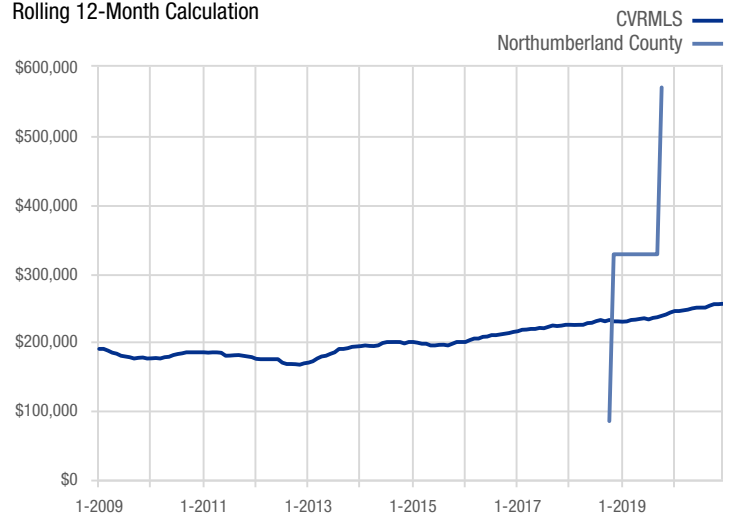
Median Sales Price - Single-Family

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.