

Local Market Update – July 2021

A Research Tool Provided by Central Virginia Regional MLS.



Cumberland County

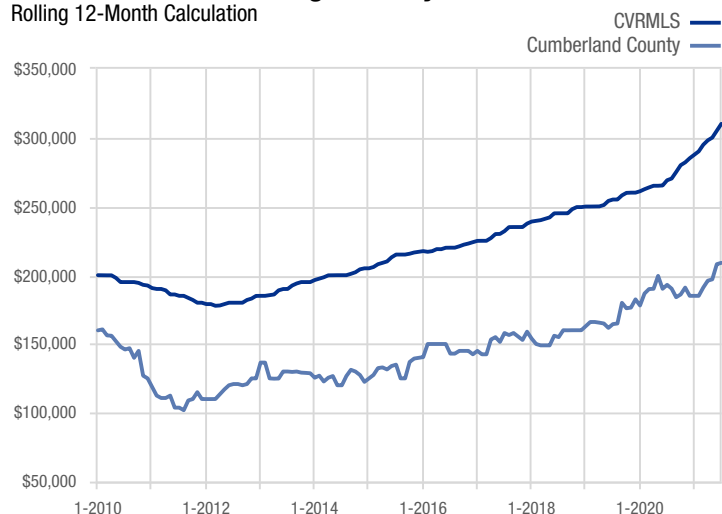
Single Family	July			Year to Date		
Key Metrics	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	10	10	0.0%	85	66	- 22.4%
Pending Sales	9	11	+ 22.2%	59	52	- 11.9%
Closed Sales	7	4	- 42.9%	52	49	- 5.8%
Days on Market Until Sale	53	17	- 67.9%	52	39	- 25.0%
Median Sales Price*	\$200,000	\$215,000	+ 7.5%	\$183,000	\$220,000	+ 20.2%
Average Sales Price*	\$179,071	\$188,750	+ 5.4%	\$182,023	\$243,469	+ 33.8%
Percent of Original List Price Received*	91.7%	94.5%	+ 3.1%	94.4%	96.7%	+ 2.4%
Inventory of Homes for Sale	21	18	- 14.3%	—	—	—
Months Supply of Inventory	2.6	2.3	- 11.5%	—	—	—

Condo/Town	July			Year to Date		
Key Metrics	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% 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.

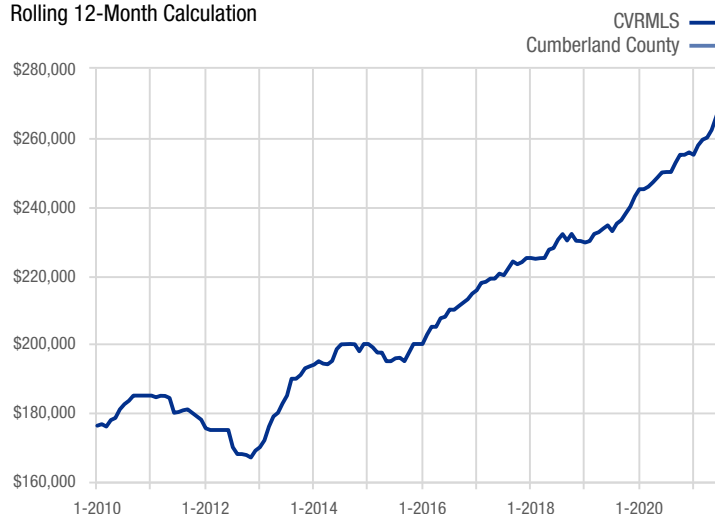
Median Sales Price - Single-Family

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.