

Local Market Update – July 2021

A Research Tool Provided by Central Virginia Regional MLS.



Northumberland County

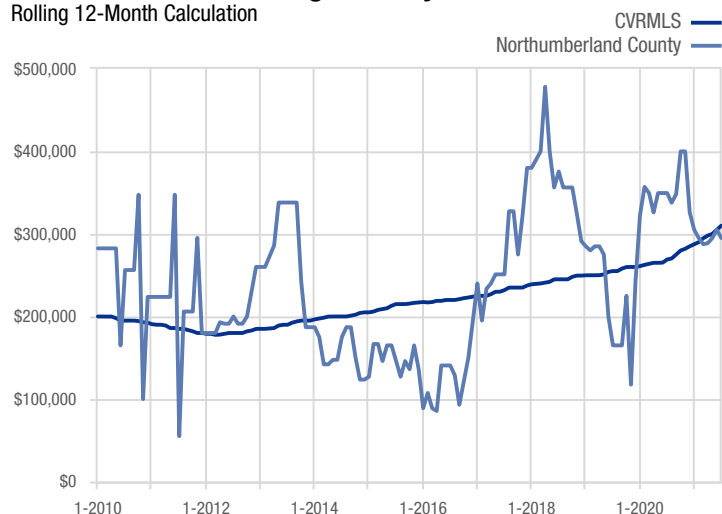
Single Family	July			Year to Date		
Key Metrics	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	3	2	- 33.3%	26	25	- 3.8%
Pending Sales	8	6	- 25.0%	19	30	+ 57.9%
Closed Sales	3	5	+ 66.7%	12	26	+ 116.7%
Days on Market Until Sale	206	90	- 56.3%	164	58	- 64.6%
Median Sales Price*	\$192,000	\$207,500	+ 8.1%	\$303,000	\$265,000	- 12.5%
Average Sales Price*	\$335,667	\$251,980	- 24.9%	\$470,408	\$275,354	- 41.5%
Percent of Original List Price Received*	90.0%	93.8%	+ 4.2%	88.7%	95.5%	+ 7.7%
Inventory of Homes for Sale	13	2	- 84.6%	—	—	—
Months Supply of Inventory	4.8	0.5	- 89.6%	—	—	—

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	1	—
Pending Sales	0	1	—	0	1	—
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.

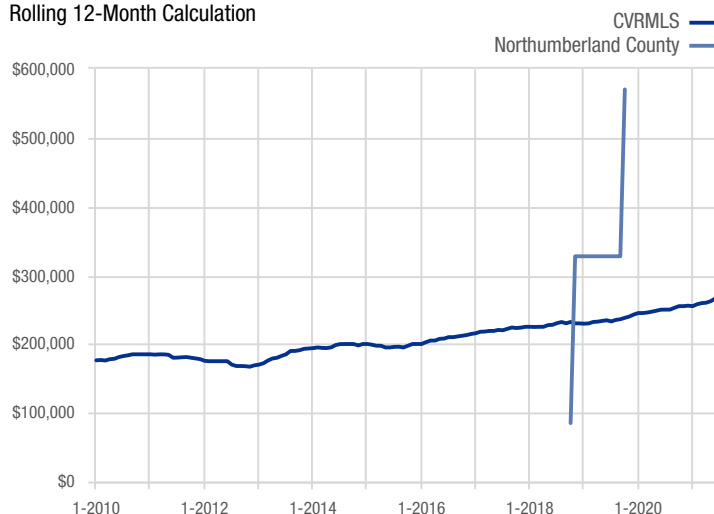
Median Sales Price - Single-Family

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.