

Local Market Update – October 2021

A Research Tool Provided by Central Virginia Regional MLS.



Northumberland County

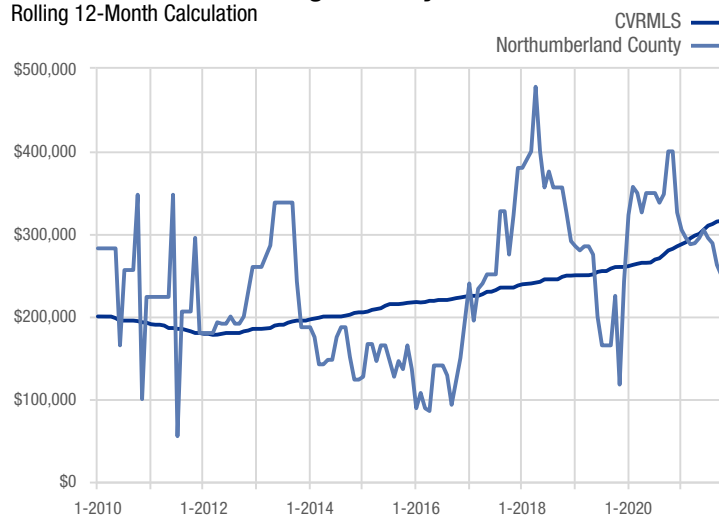
Single Family	October			Year to Date		
Key Metrics	2020	2021	% Change	Thru 10-2020	Thru 10-2021	% Change
New Listings	5	3	- 40.0%	45	34	- 24.4%
Pending Sales	8	1	- 87.5%	34	35	+ 2.9%
Closed Sales	4	1	- 75.0%	26	38	+ 46.2%
Days on Market Until Sale	112	27	- 75.9%	159	52	- 67.3%
Median Sales Price*	\$822,500	\$289,900	- 64.8%	\$368,600	\$250,000	- 32.2%
Average Sales Price*	\$923,500	\$289,900	- 68.6%	\$487,570	\$269,781	- 44.7%
Percent of Original List Price Received*	95.2%	97.3%	+ 2.2%	88.8%	94.7%	+ 6.6%
Inventory of Homes for Sale	11	6	- 45.5%	—	—	—
Months Supply of Inventory	3.0	1.8	- 40.0%	—	—	—

Condo/Town	October			Year to Date		
Key Metrics	2020	2021	% Change	Thru 10-2020	Thru 10-2021	% Change
New Listings	0	0	0.0%	0	1	—
Pending Sales	0	0	0.0%	0	1	—
Closed Sales	0	0	0.0%	0	1	—
Days on Market Until Sale	—	—	—	—	54	—
Median Sales Price*	—	—	—	—	\$180,000	—
Average Sales Price*	—	—	—	—	\$180,000	—
Percent of Original List Price Received*	—	—	—	—	92.3%	—
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.

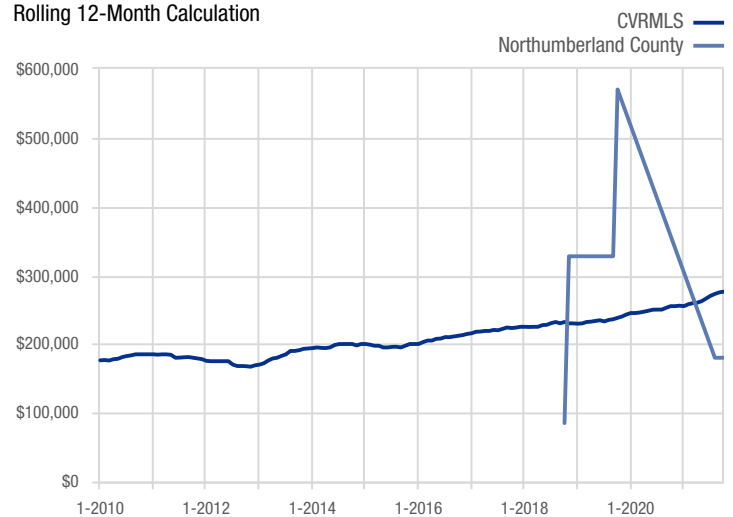
Median Sales Price - Single-Family

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.