

# Local Market Update – December 2021

A Research Tool Provided by Central Virginia Regional MLS.



## Northumberland County

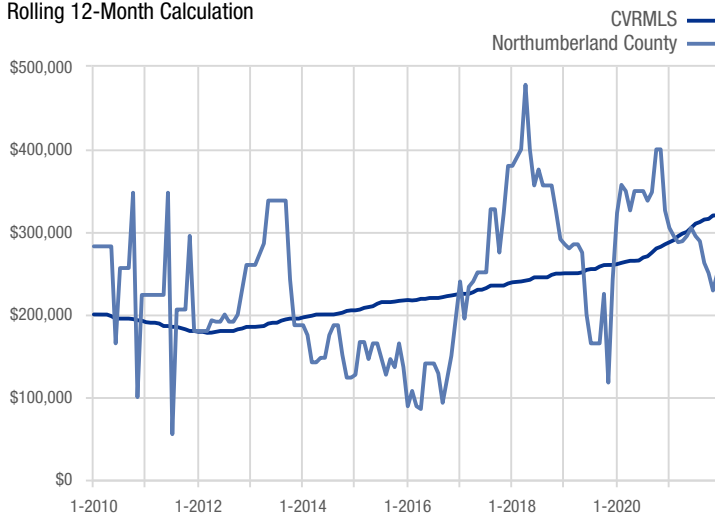
Single Family	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
New Listings	6	2	- 66.7%	56	38	- 32.1%
Pending Sales	1	1	0.0%	39	40	+ 2.6%
Closed Sales	6	3	- 50.0%	36	44	+ 22.2%
Days on Market Until Sale	39	26	- 33.3%	122	49	- 59.8%
Median Sales Price*	\$161,550	<b>\$694,000</b>	+ 329.6%	\$326,000	<b>\$250,000</b>	- 23.3%
Average Sales Price*	\$275,600	<b>\$694,000</b>	+ 151.8%	\$441,081	<b>\$282,266</b>	- 36.0%
Percent of Original List Price Received*	98.6%	<b>83.8%</b>	- 15.0%	91.5%	<b>94.1%</b>	+ 2.8%
Inventory of Homes for Sale	15	5	- 66.7%	—	—	—
Months Supply of Inventory	3.8	1.5	- 60.5%	—	—	—

Condo/Town	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% 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*	—	—	—	—	<b>\$180,000</b>	—
Average Sales Price*	—	—	—	—	<b>\$180,000</b>	—
Percent of Original List Price Received*	—	—	—	—	<b>92.3%</b>	—
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.

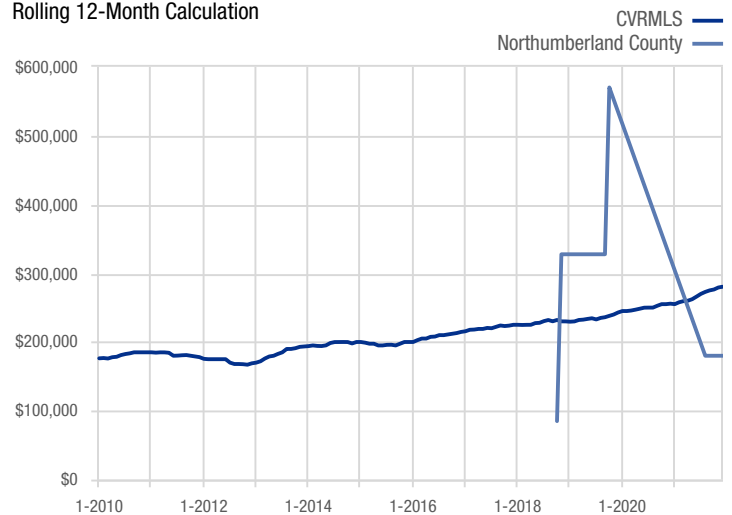
### Median Sales Price - Single-Family

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.