

Local Market Update – May 2022

A Research Tool Provided by Central Virginia Regional MLS.



Northumberland County

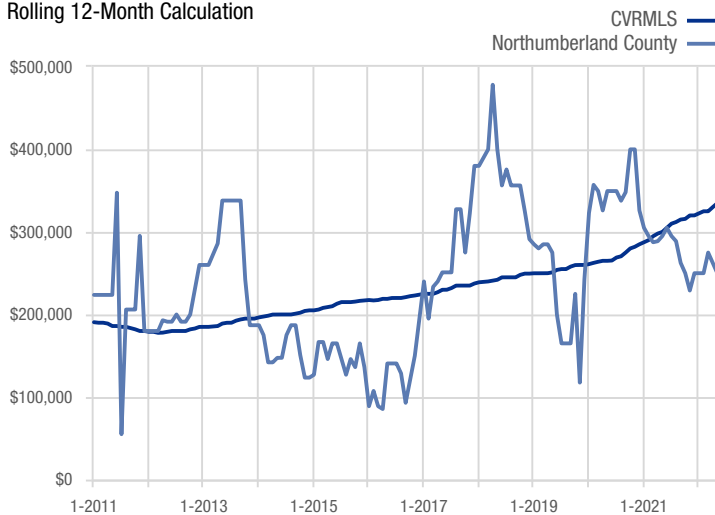
Single Family	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	4	5	+ 25.0%	17	18	+ 5.9%
Pending Sales	5	5	0.0%	20	16	- 20.0%
Closed Sales	3	2	- 33.3%	18	9	- 50.0%
Days on Market Until Sale	48	7	- 85.4%	37	29	- 21.6%
Median Sales Price*	\$320,000	\$143,500	- 55.2%	\$235,000	\$235,000	0.0%
Average Sales Price*	\$356,667	\$143,500	- 59.8%	\$265,841	\$658,444	+ 147.7%
Percent of Original List Price Received*	88.5%	84.7%	- 4.3%	96.9%	94.5%	- 2.5%
Inventory of Homes for Sale	7	3	- 57.1%	—	—	—
Months Supply of Inventory	1.6	1.0	- 37.5%	—	—	—

Condo/Town	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	1	0	- 100.0%	1	0	- 100.0%
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	1	0	- 100.0%	—	—	—
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.

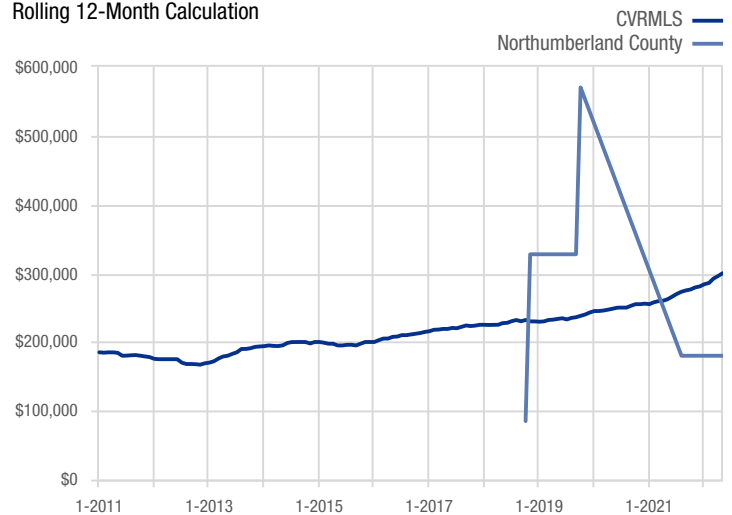
Median Sales Price - Single-Family

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.