

# Local Market Update – May 2021

A Research Tool Provided by Central Virginia Regional MLS.



## Cumberland County

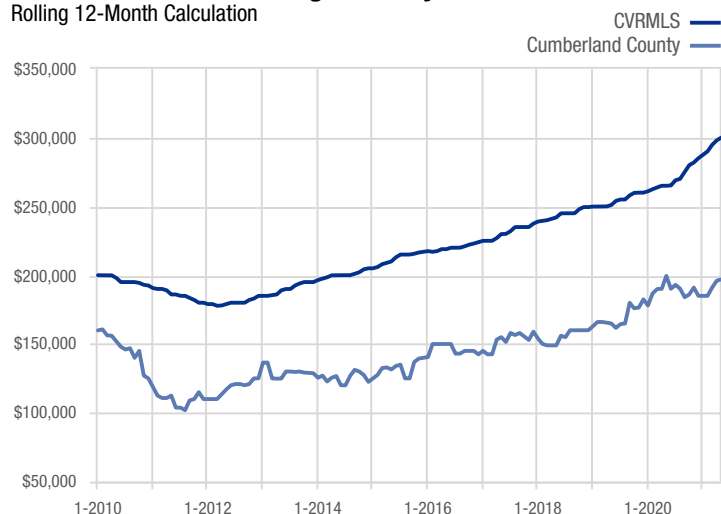
Single Family	May			Year to Date		
Key Metrics	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	7	9	+ 28.6%	66	43	- 34.8%
Pending Sales	9	9	0.0%	43	36	- 16.3%
Closed Sales	10	8	- 20.0%	35	38	+ 8.6%
Days on Market Until Sale	45	46	+ 2.2%	48	42	- 12.5%
Median Sales Price*	\$204,000	<b>\$249,975</b>	+ 22.5%	\$186,500	<b>\$211,750</b>	+ 13.5%
Average Sales Price*	\$192,428	<b>\$283,738</b>	+ 47.5%	\$192,203	<b>\$234,978</b>	+ 22.3%
Percent of Original List Price Received*	98.2%	<b>96.0%</b>	- 2.2%	94.8%	<b>96.5%</b>	+ 1.8%
Inventory of Homes for Sale	22	12	- 45.5%	—	—	—
Months Supply of Inventory	2.8	1.5	- 46.4%	—	—	—

Condo/Town	May			Year to Date		
Key Metrics	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% 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.

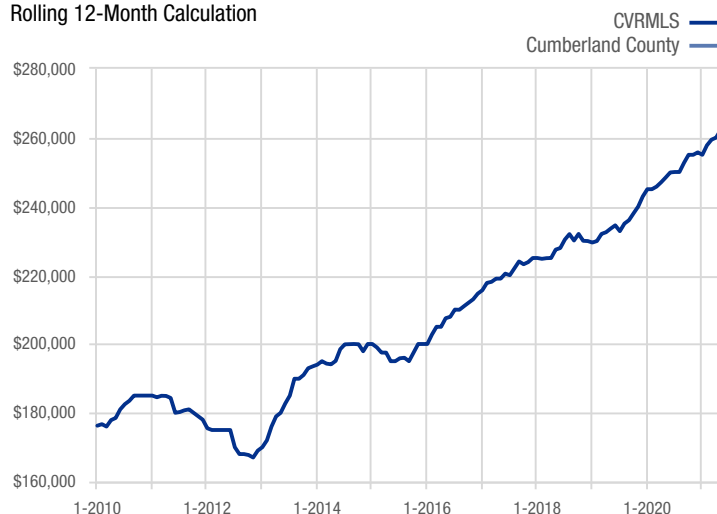
### Median Sales Price - Single-Family

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.