

Local Market Update – May 2021

A Research Tool Provided by Central Virginia Regional MLS.



Northumberland County

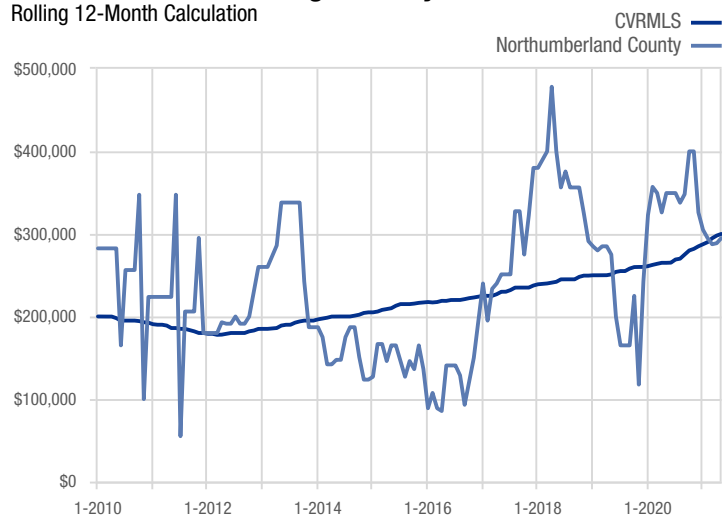
Single Family	May			Year to Date		
Key Metrics	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	2	4	+ 100.0%	19	17	- 10.5%
Pending Sales	2	5	+ 150.0%	7	19	+ 171.4%
Closed Sales	0	3	—	7	17	+ 142.9%
Days on Market Until Sale	—	48	—	174	37	- 78.7%
Median Sales Price*	—	\$320,000	—	\$326,000	\$235,000	- 27.9%
Average Sales Price*	—	\$356,667	—	\$576,571	\$265,841	- 53.9%
Percent of Original List Price Received*	—	88.5%	—	85.5%	96.9%	+ 13.3%
Inventory of Homes for Sale	20	7	- 65.0%	—	—	—
Months Supply of Inventory	11.1	1.6	- 85.6%	—	—	—

Condo/Town	May			Year to Date		
Key Metrics	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	0	1	—	0	1	—
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	1	—	—	—	—
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.

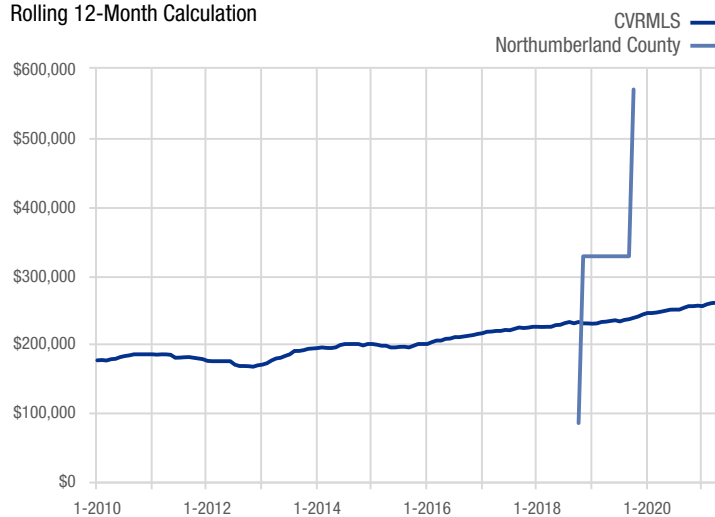
Median Sales Price - Single-Family

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.