

# Local Market Update – August 2022

A Research Tool Provided by Central Virginia Regional MLS.



## Cumberland County

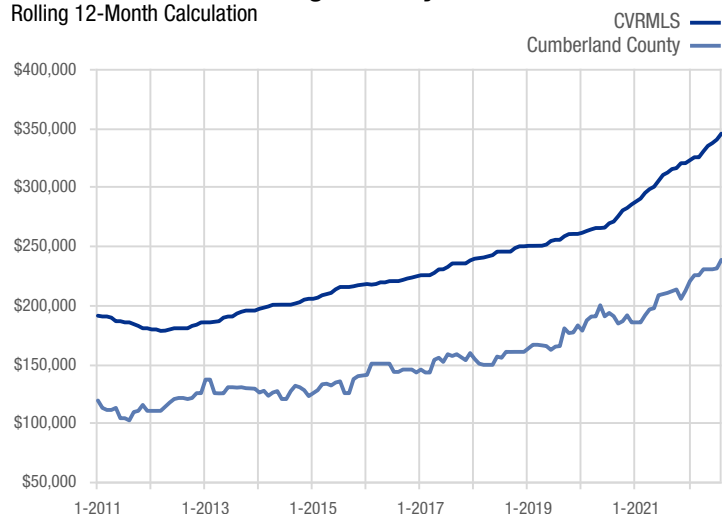
Single Family	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	11	14	+ 27.3%	78	90	+ 15.4%
Pending Sales	9	16	+ 77.8%	60	70	+ 16.7%
Closed Sales	11	9	- 18.2%	60	65	+ 8.3%
Days on Market Until Sale	13	19	+ 46.2%	34	42	+ 23.5%
Median Sales Price*	\$220,000	<b>\$248,000</b>	+ 12.7%	\$220,000	<b>\$265,000</b>	+ 20.5%
Average Sales Price*	\$226,659	<b>\$247,838</b>	+ 9.3%	\$240,387	<b>\$314,256</b>	+ 30.7%
Percent of Original List Price Received*	98.6%	<b>98.1%</b>	- 0.5%	97.1%	<b>98.0%</b>	+ 0.9%
Inventory of Homes for Sale	19	18	- 5.3%	—	—	—
Months Supply of Inventory	2.6	2.1	- 19.2%	—	—	—

Condo/Town	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% 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.

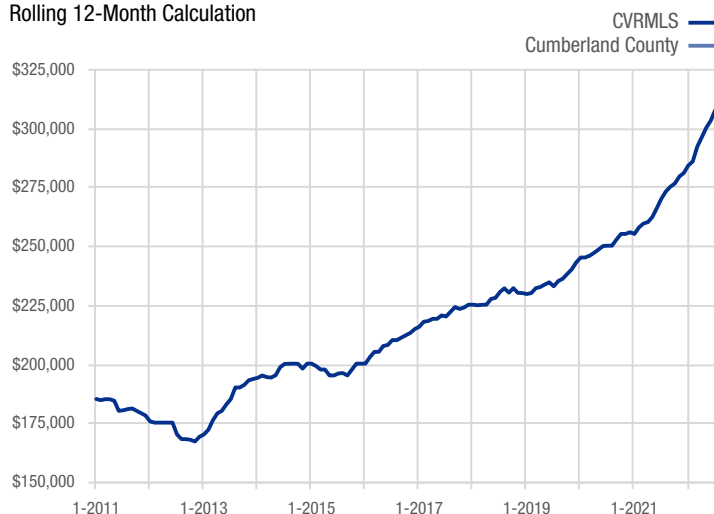
### Median Sales Price - Single-Family

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.