

Local Market Update – August 2022

A Research Tool Provided by Central Virginia Regional MLS.



Northumberland County

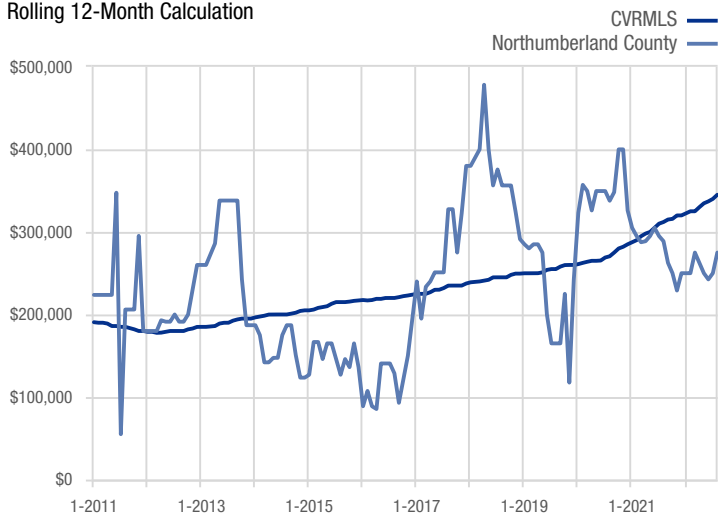
Single Family	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	3	3	0.0%	28	31	+ 10.7%
Pending Sales	3	2	- 33.3%	32	22	- 31.3%
Closed Sales	7	2	- 71.4%	34	18	- 47.1%
Days on Market Until Sale	55	8	- 85.5%	58	27	- 53.4%
Median Sales Price*	\$239,500	\$407,889	+ 70.3%	\$250,000	\$285,000	+ 14.0%
Average Sales Price*	\$271,317	\$407,889	+ 50.3%	\$274,597	\$507,146	+ 84.7%
Percent of Original List Price Received*	90.2%	101.7%	+ 12.7%	94.5%	96.5%	+ 2.1%
Inventory of Homes for Sale	4	9	+ 125.0%	—	—	—
Months Supply of Inventory	1.0	3.6	+ 260.0%	—	—	—

Condo/Town	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	0	0	0.0%	1	0	- 100.0%
Pending Sales	0	0	0.0%	1	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	54	—	—	54	—	—
Median Sales Price*	\$180,000	—	—	\$180,000	—	—
Average Sales Price*	\$180,000	—	—	\$180,000	—	—
Percent of Original List Price Received*	92.3%	—	—	92.3%	—	—
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.

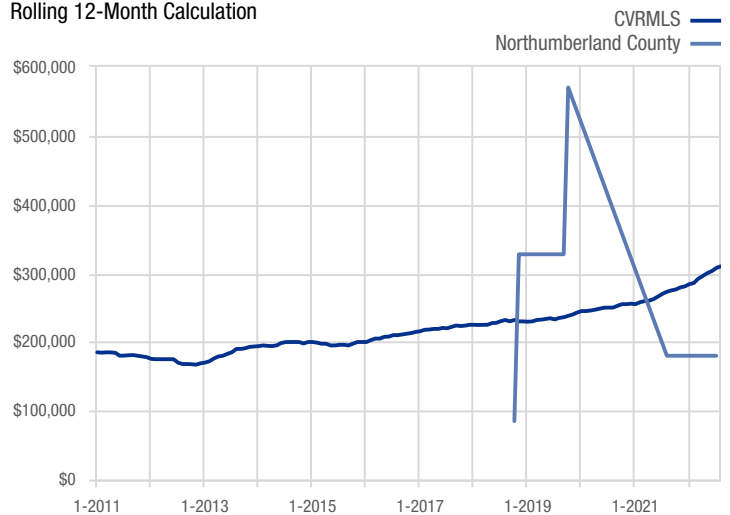
Median Sales Price - Single-Family

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.