

Local Market Update – October 2022

A Research Tool Provided by Central Virginia Regional MLS.



Cumberland County

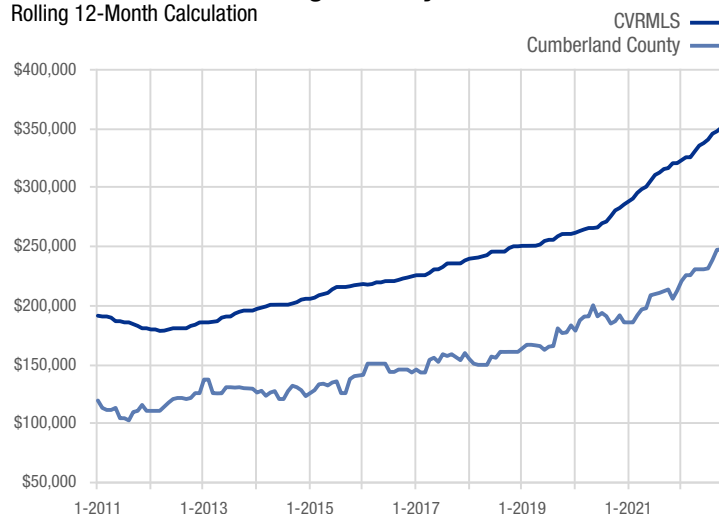
Single Family	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	13	6	- 53.8%	100	106	+ 6.0%
Pending Sales	9	4	- 55.6%	73	80	+ 9.6%
Closed Sales	5	8	+ 60.0%	75	86	+ 14.7%
Days on Market Until Sale	53	10	- 81.1%	35	37	+ 5.7%
Median Sales Price*	\$130,000	\$194,500	+ 49.6%	\$215,000	\$260,000	+ 20.9%
Average Sales Price*	\$147,900	\$208,694	+ 41.1%	\$236,472	\$304,678	+ 28.8%
Percent of Original List Price Received*	87.2%	101.5%	+ 16.4%	96.3%	98.1%	+ 1.9%
Inventory of Homes for Sale	24	20	- 16.7%	—	—	—
Months Supply of Inventory	3.3	2.4	- 27.3%	—	—	—

Condo/Town	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% 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.

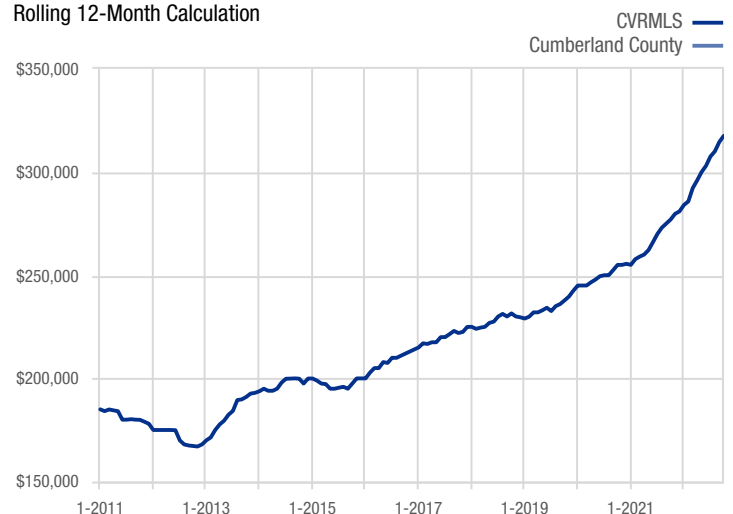
Median Sales Price - Single-Family

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.