

Local Market Update – November 2022

A Research Tool Provided by Central Virginia Regional MLS.



Cumberland County

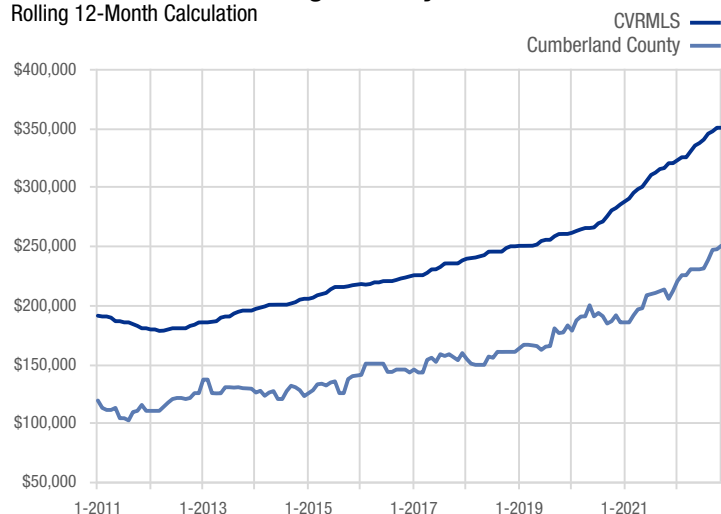
Single Family	November			Year to Date		
Key Metrics	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	8	14	+ 75.0%	108	120	+ 11.1%
Pending Sales	9	8	- 11.1%	82	88	+ 7.3%
Closed Sales	7	4	- 42.9%	82	90	+ 9.8%
Days on Market Until Sale	29	25	- 13.8%	35	37	+ 5.7%
Median Sales Price*	\$150,000	\$131,000	- 12.7%	\$211,750	\$255,000	+ 20.4%
Average Sales Price*	\$161,357	\$221,000	+ 37.0%	\$230,060	\$300,874	+ 30.8%
Percent of Original List Price Received*	95.3%	94.4%	- 0.9%	96.2%	97.9%	+ 1.8%
Inventory of Homes for Sale	21	22	+ 4.8%	—	—	—
Months Supply of Inventory	2.8	2.7	- 3.6%	—	—	—

Condo/Town	November			Year to Date		
Key Metrics	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% 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.

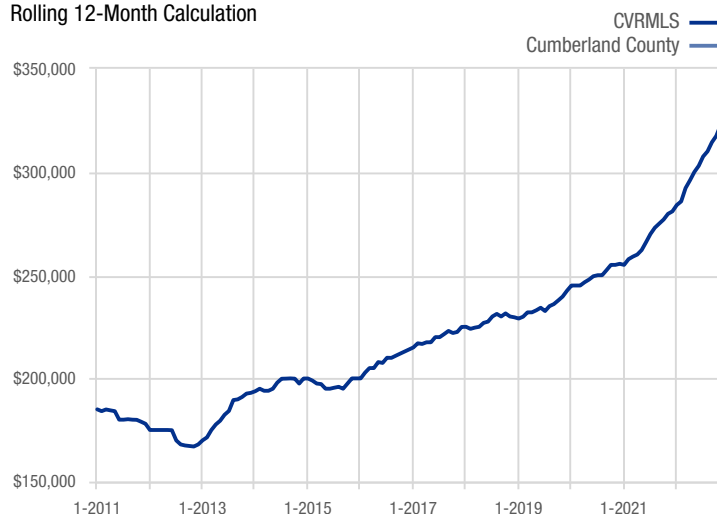
Median Sales Price - Single-Family

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.