

Local Market Update – November 2022

A Research Tool Provided by Central Virginia Regional MLS.



Northumberland County

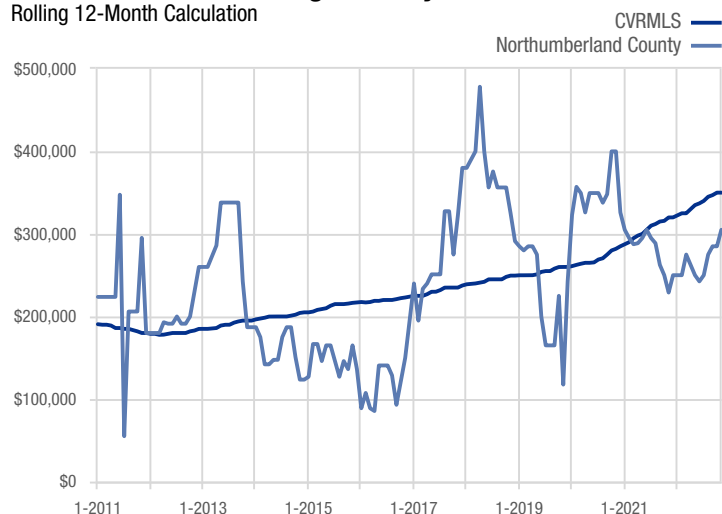
| Single Family | November | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|----------|
| Key Metrics | 2021 | 2022 | % Change | Thru 11-2021 | Thru 11-2022 | % Change |
| New Listings | 2 | 5 | + 150.0% | 36 | 45 | + 25.0% |
| Pending Sales | 3 | 2 | - 33.3% | 39 | 32 | - 17.9% |
| Closed Sales | 2 | 2 | 0.0% | 41 | 29 | - 29.3% |
| Days on Market Until Sale | 21 | 89 | + 323.8% | 51 | 29 | - 43.1% |
| Median Sales Price* | \$101,500 | \$474,950 | + 367.9% | \$250,000 | \$305,000 | + 22.0% |
| Average Sales Price* | \$101,500 | \$474,950 | + 367.9% | \$261,151 | \$476,792 | + 82.6% |
| Percent of Original List Price Received* | 94.2% | 75.3% | - 20.1% | 94.7% | 93.4% | - 1.4% |
| Inventory of Homes for Sale | 6 | 9 | + 50.0% | — | — | — |
| Months Supply of Inventory | 1.8 | 3.3 | + 83.3% | — | — | — |

| Condo/Town | November | | | Year to Date | | |
|--|----------|------|----------|--------------|--------------|----------|
| Key Metrics | 2021 | 2022 | % Change | Thru 11-2021 | Thru 11-2022 | % Change |
| New Listings | 0 | 0 | 0.0% | 1 | 0 | - 100.0% |
| Pending Sales | 0 | 0 | 0.0% | 1 | 0 | - 100.0% |
| Closed Sales | 0 | 0 | 0.0% | 1 | 0 | - 100.0% |
| Days on Market Until Sale | — | — | — | 54 | — | — |
| Median Sales Price* | — | — | — | \$180,000 | — | — |
| Average Sales Price* | — | — | — | \$180,000 | — | — |
| Percent of Original List Price Received* | — | — | — | 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



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.

Median Sales Price - Condo/Town

Rolling 12-Month Calculation

