

Local Market Update – December 2022

A Research Tool Provided by Central Virginia Regional MLS.



Cumberland County

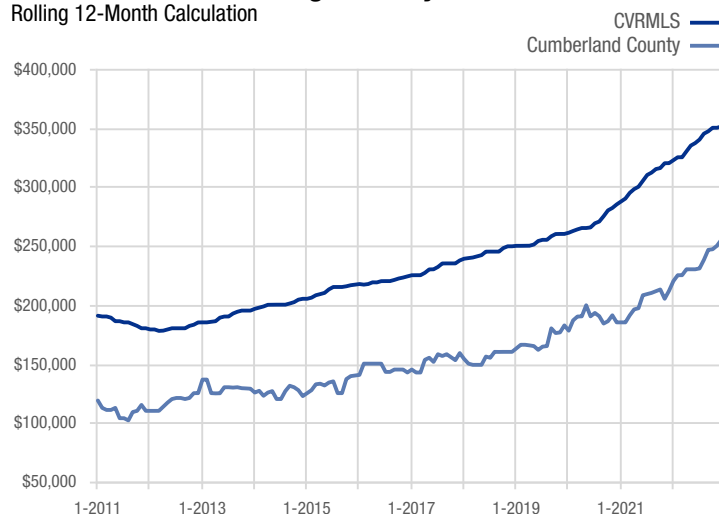
Single Family	December			Year to Date		
Key Metrics	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	6	6	0.0%	114	127	+ 11.4%
Pending Sales	9	7	- 22.2%	91	94	+ 3.3%
Closed Sales	8	6	- 25.0%	90	96	+ 6.7%
Days on Market Until Sale	57	46	- 19.3%	37	37	0.0%
Median Sales Price*	\$224,500	\$253,500	+ 12.9%	\$211,750	\$255,000	+ 20.4%
Average Sales Price*	\$322,125	\$257,833	- 20.0%	\$238,243	\$298,127	+ 25.1%
Percent of Original List Price Received*	97.7%	98.8%	+ 1.1%	96.4%	98.0%	+ 1.7%
Inventory of Homes for Sale	14	21	+ 50.0%	—	—	—
Months Supply of Inventory	1.8	2.7	+ 50.0%	—	—	—

Condo/Town	December			Year to Date		
Key Metrics	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% 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.

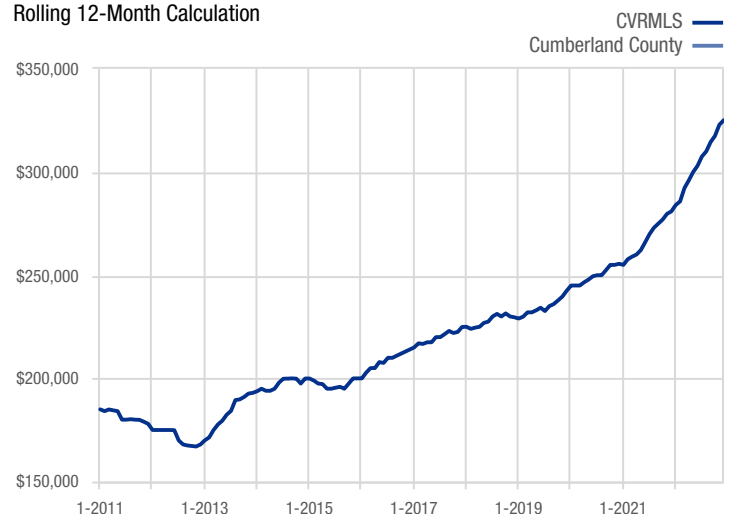
Median Sales Price - Single-Family

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.