

Local Market Update – April 2022

A Research Tool Provided by Central Virginia Regional MLS.



Cumberland County

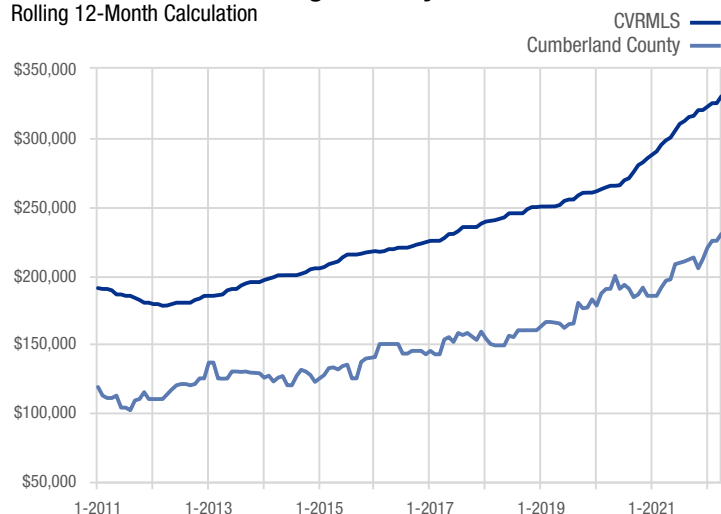
Single Family	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	7	8	+ 14.3%	34	38	+ 11.8%
Pending Sales	7	9	+ 28.6%	27	37	+ 37.0%
Closed Sales	6	4	- 33.3%	30	30	0.0%
Days on Market Until Sale	18	102	+ 466.7%	40	57	+ 42.5%
Median Sales Price*	\$215,000	\$280,000	+ 30.2%	\$210,000	\$260,000	+ 23.8%
Average Sales Price*	\$223,650	\$352,500	+ 57.6%	\$221,975	\$297,035	+ 33.8%
Percent of Original List Price Received*	98.0%	103.7%	+ 5.8%	96.6%	98.5%	+ 2.0%
Inventory of Homes for Sale	14	11	- 21.4%	—	—	—
Months Supply of Inventory	1.8	1.3	- 27.8%	—	—	—

Condo/Town	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% 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.

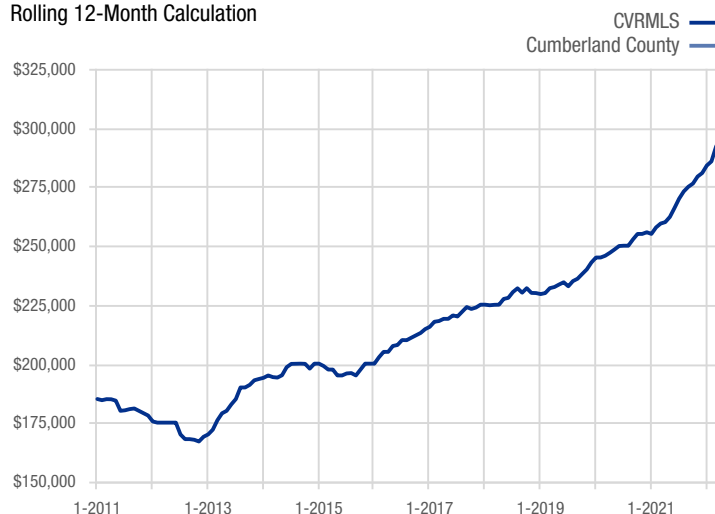
Median Sales Price - Single-Family

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.