

Local Market Update – April 2022

A Research Tool Provided by Central Virginia Regional MLS.



Northumberland County

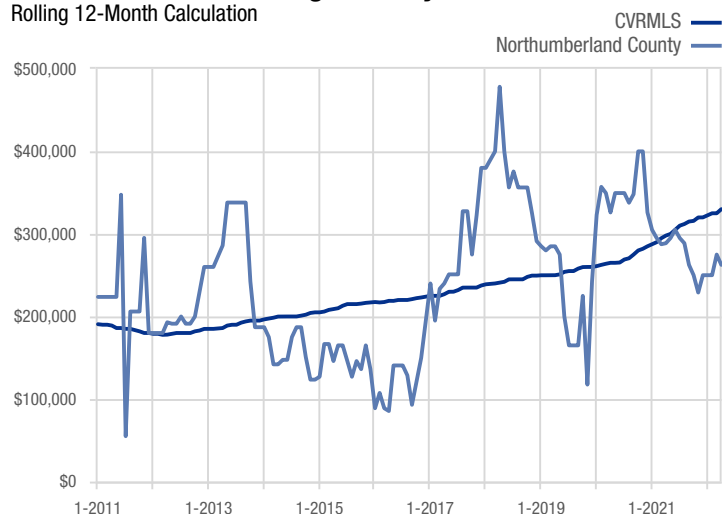
Single Family	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	1	3	+ 200.0%	13	13	0.0%
Pending Sales	2	3	+ 50.0%	15	11	- 26.7%
Closed Sales	4	3	- 25.0%	15	7	- 53.3%
Days on Market Until Sale	65	21	- 67.7%	34	36	+ 5.9%
Median Sales Price*	\$209,250	\$219,000	+ 4.7%	\$217,450	\$285,000	+ 31.1%
Average Sales Price*	\$209,625	\$398,000	+ 89.9%	\$246,379	\$805,571	+ 227.0%
Percent of Original List Price Received*	97.0%	101.1%	+ 4.2%	98.7%	97.4%	- 1.3%
Inventory of Homes for Sale	8	4	- 50.0%	—	—	—
Months Supply of Inventory	2.0	1.3	- 35.0%	—	—	—

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.

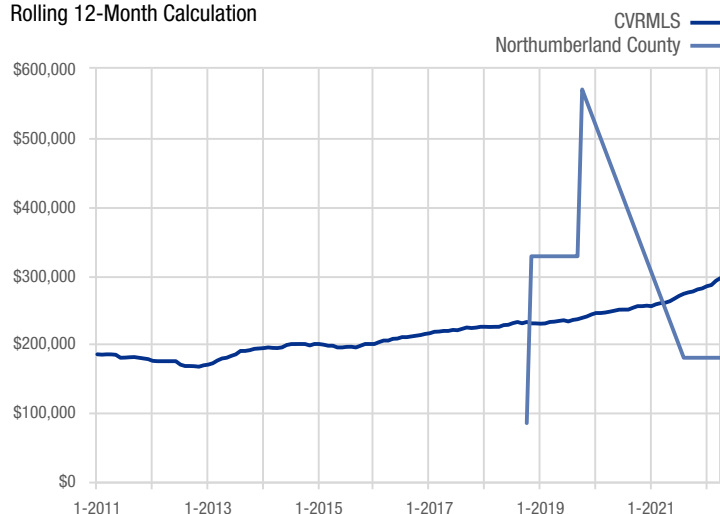
Median Sales Price - Single-Family

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.