

# Local Market Update – January 2023

A Research Tool Provided by Central Virginia Regional MLS.



## Cumberland County

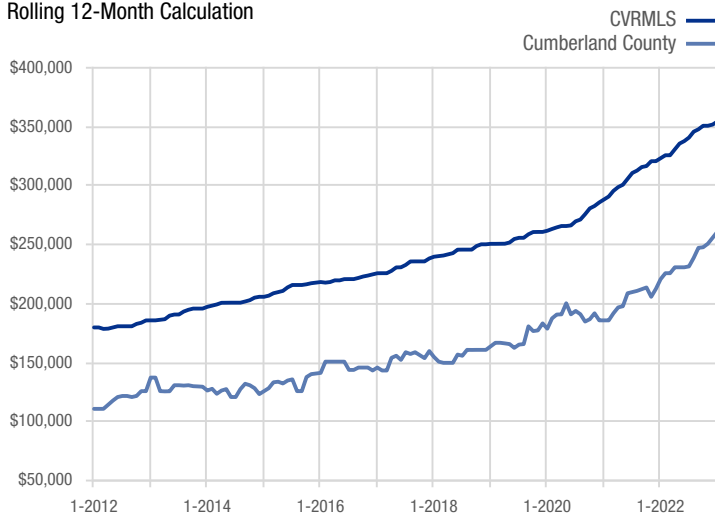
Single Family	January			Year to Date		
Key Metrics	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
New Listings	9	11	+ 22.2%	9	11	+ 22.2%
Pending Sales	11	12	+ 9.1%	11	12	+ 9.1%
Closed Sales	8	9	+ 12.5%	8	9	+ 12.5%
Days on Market Until Sale	63	37	- 41.3%	63	37	- 41.3%
Median Sales Price*	\$299,500	<b>\$262,500</b>	- 12.4%	\$299,500	<b>\$262,500</b>	- 12.4%
Average Sales Price*	\$260,929	<b>\$265,639</b>	+ 1.8%	\$260,929	<b>\$265,639</b>	+ 1.8%
Percent of Original List Price Received*	94.6%	<b>95.8%</b>	+ 1.3%	94.6%	<b>95.8%</b>	+ 1.3%
Inventory of Homes for Sale	12	19	+ 58.3%	—	—	—
Months Supply of Inventory	1.5	2.4	+ 60.0%	—	—	—

Condo/Town	January			Year to Date		
Key Metrics	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% 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.

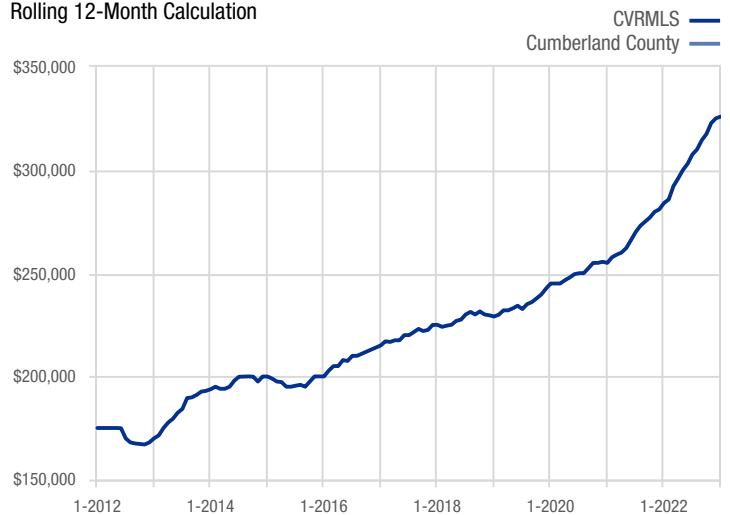
### Median Sales Price - Single-Family

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.