

Local Market Update – February 2023

A Research Tool Provided by Central Virginia Regional MLS.



Northumberland County

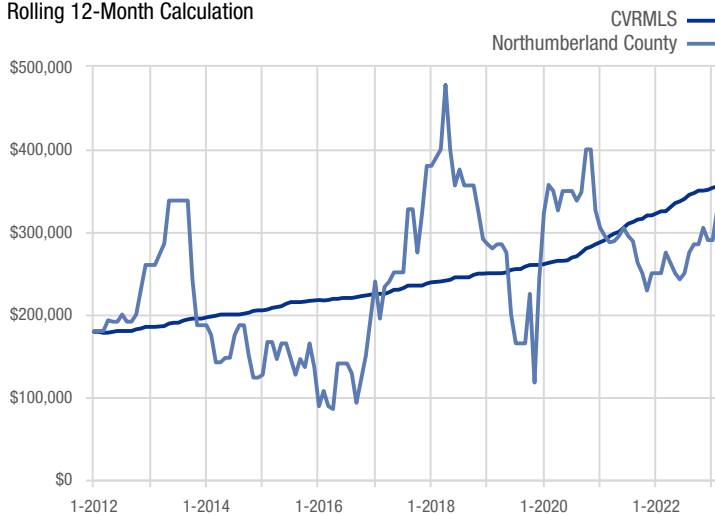
Single Family	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	1	5	+ 400.0%	3	9	+ 200.0%
Pending Sales	2	2	0.0%	3	5	+ 66.7%
Closed Sales	1	2	+ 100.0%	1	4	+ 300.0%
Days on Market Until Sale	43	9	- 79.1%	43	41	- 4.7%
Median Sales Price*	\$285,000	\$337,500	+ 18.4%	\$285,000	\$337,500	+ 18.4%
Average Sales Price*	\$285,000	\$337,500	+ 18.4%	\$285,000	\$343,725	+ 20.6%
Percent of Original List Price Received*	95.0%	96.9%	+ 2.0%	95.0%	86.3%	- 9.2%
Inventory of Homes for Sale	4	14	+ 250.0%	—	—	—
Months Supply of Inventory	1.5	4.9	+ 226.7%	—	—	—

Condo/Town	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% 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.

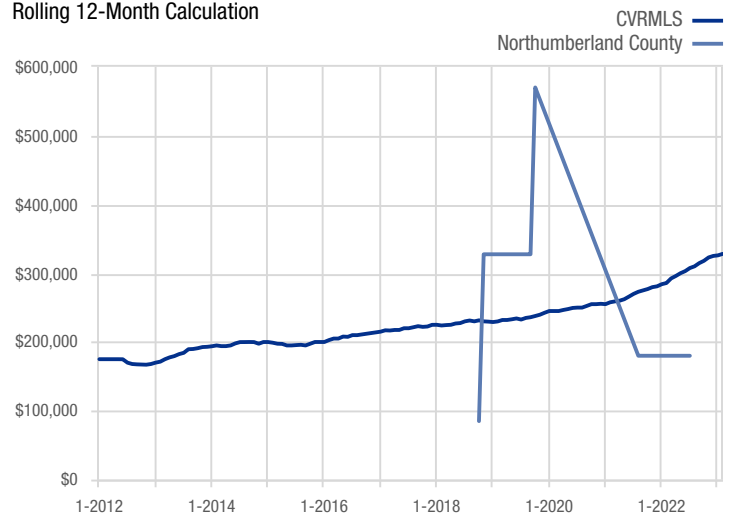
Median Sales Price - Single-Family

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.