

Local Market Update – April 2023

A Research Tool Provided by Central Virginia Regional MLS.



Cumberland County

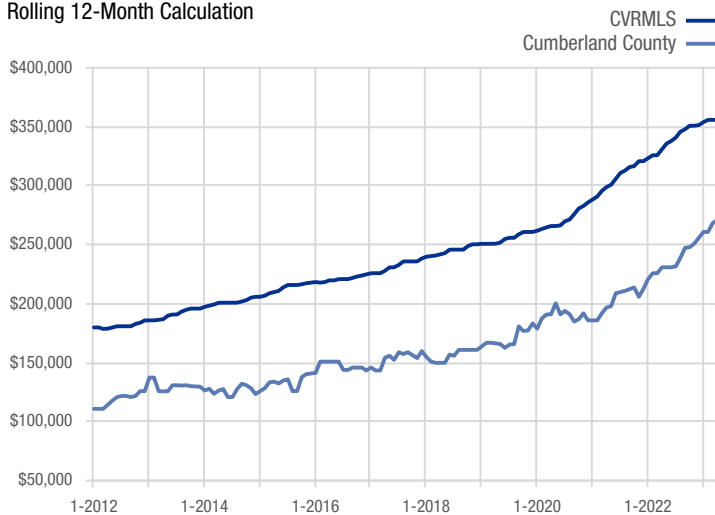
Single Family	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	8	10	+ 25.0%	38	39	+ 2.6%
Pending Sales	8	11	+ 37.5%	34	40	+ 17.6%
Closed Sales	4	7	+ 75.0%	30	34	+ 13.3%
Days on Market Until Sale	102	51	- 50.0%	57	45	- 21.1%
Median Sales Price*	\$280,000	\$274,500	- 2.0%	\$260,000	\$277,400	+ 6.7%
Average Sales Price*	\$352,500	\$301,364	- 14.5%	\$297,035	\$325,826	+ 9.7%
Percent of Original List Price Received*	103.7%	99.7%	- 3.9%	98.5%	98.1%	- 0.4%
Inventory of Homes for Sale	13	13	0.0%	—	—	—
Months Supply of Inventory	1.6	1.6	0.0%	—	—	—

Condo/Town	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% 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.

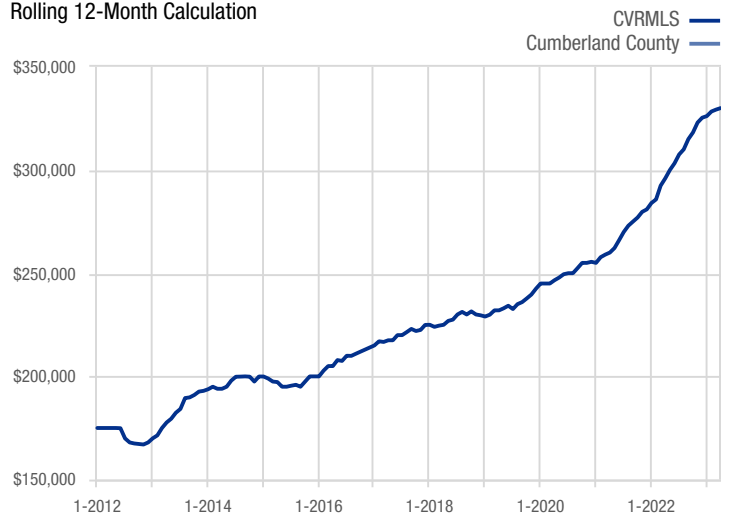
Median Sales Price - Single-Family

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.