

Local Market Update – April 2023

A Research Tool Provided by Central Virginia Regional MLS.



Northumberland County

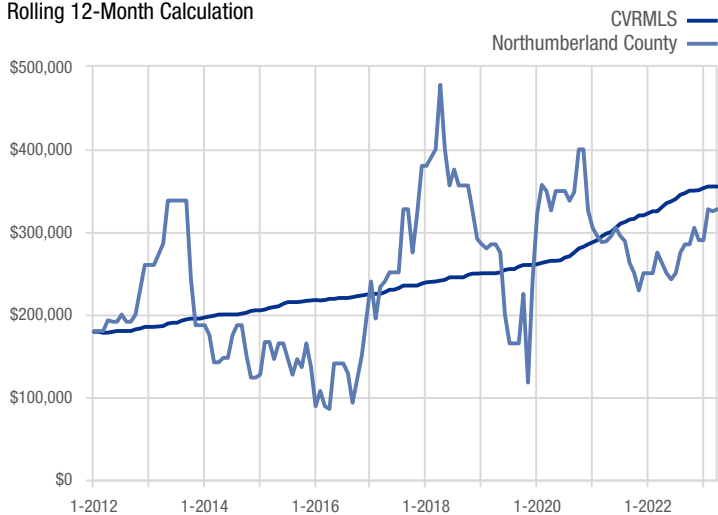
Single Family	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	3	5	+ 66.7%	13	21	+ 61.5%
Pending Sales	2	7	+ 250.0%	10	19	+ 90.0%
Closed Sales	3	4	+ 33.3%	7	10	+ 42.9%
Days on Market Until Sale	21	99	+ 371.4%	36	65	+ 80.6%
Median Sales Price*	\$219,000	\$349,500	+ 59.6%	\$285,000	\$337,500	+ 18.4%
Average Sales Price*	\$398,000	\$334,750	- 15.9%	\$805,571	\$359,140	- 55.4%
Percent of Original List Price Received*	101.1%	89.4%	- 11.6%	97.4%	88.7%	- 8.9%
Inventory of Homes for Sale	5	7	+ 40.0%	—	—	—
Months Supply of Inventory	1.7	2.0	+ 17.6%	—	—	—

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.

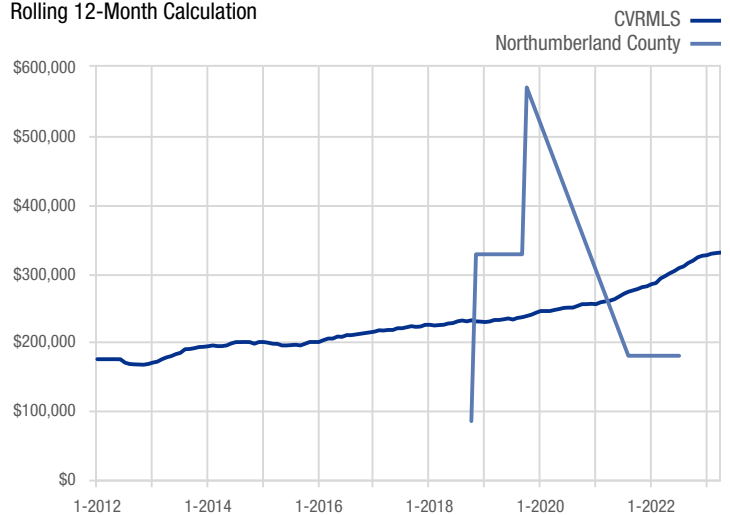
Median Sales Price - Single-Family

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.