

Local Market Update – May 2023

A Research Tool Provided by Central Virginia Regional MLS.



Northumberland County

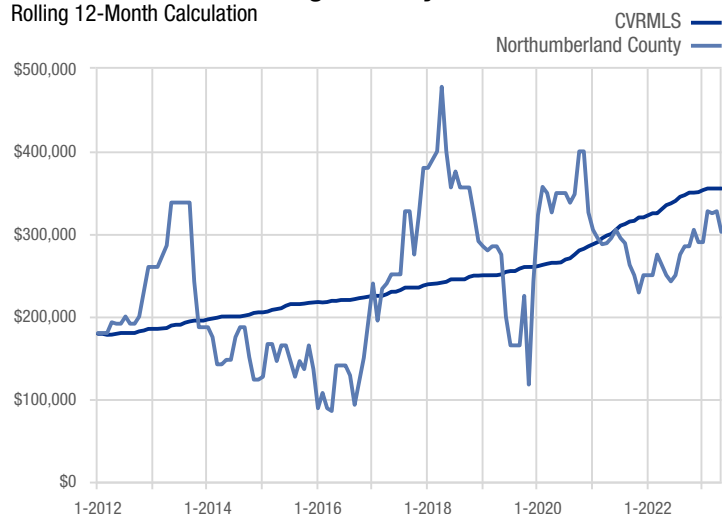
Single Family	May			Year to Date		
Key Metrics	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% Change
New Listings	6	2	- 66.7%	19	23	+ 21.1%
Pending Sales	5	2	- 60.0%	15	21	+ 40.0%
Closed Sales	2	8	+ 300.0%	9	18	+ 100.0%
Days on Market Until Sale	7	53	+ 657.1%	29	59	+ 103.4%
Median Sales Price*	\$143,500	\$199,000	+ 38.7%	\$235,000	\$239,975	+ 2.1%
Average Sales Price*	\$143,500	\$188,619	+ 31.4%	\$658,444	\$283,353	- 57.0%
Percent of Original List Price Received*	84.7%	91.4%	+ 7.9%	94.5%	89.9%	- 4.9%
Inventory of Homes for Sale	5	7	+ 40.0%	—	—	—
Months Supply of Inventory	1.7	2.2	+ 29.4%	—	—	—

Condo/Town	May			Year to Date		
Key Metrics	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% 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.

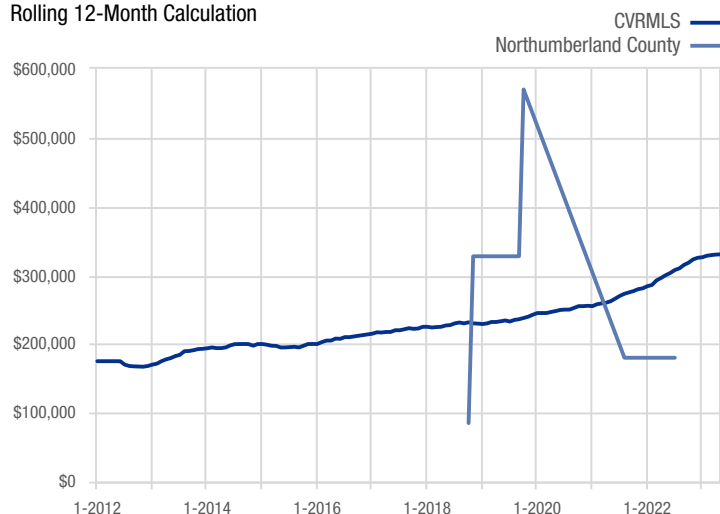
Median Sales Price - Single-Family

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.