

Local Market Update – June 2023

A Research Tool Provided by Central Virginia Regional MLS.



Cumberland County

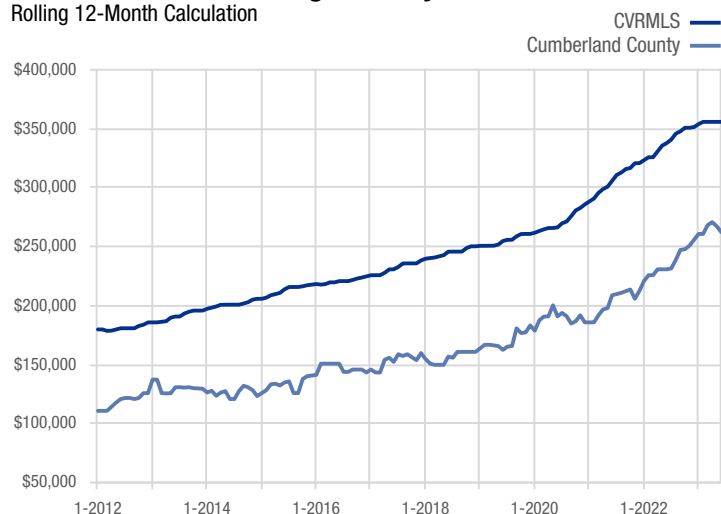
Single Family	June			Year to Date		
Key Metrics	2022	2023	% Change	Thru 6-2022	Thru 6-2023	% Change
New Listings	10	13	+ 30.0%	59	65	+ 10.2%
Pending Sales	6	9	+ 50.0%	44	56	+ 27.3%
Closed Sales	8	7	- 12.5%	49	53	+ 8.2%
Days on Market Until Sale	19	15	- 21.1%	47	40	- 14.9%
Median Sales Price*	\$324,750	\$270,000	- 16.9%	\$274,975	\$272,000	- 1.1%
Average Sales Price*	\$322,869	\$272,300	- 15.7%	\$328,031	\$295,839	- 9.8%
Percent of Original List Price Received*	99.7%	95.1%	- 4.6%	98.5%	97.3%	- 1.2%
Inventory of Homes for Sale	15	22	+ 46.7%	—	—	—
Months Supply of Inventory	1.9	2.5	+ 31.6%	—	—	—

Condo/Town	June			Year to Date		
Key Metrics	2022	2023	% Change	Thru 6-2022	Thru 6-2023	% 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.

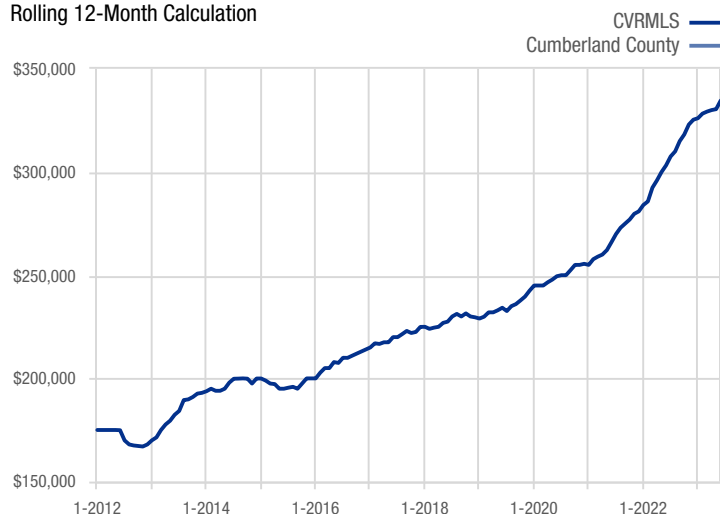
Median Sales Price - Single-Family

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.