

Local Market Update – July 2023

A Research Tool Provided by Central Virginia Regional MLS.



Cumberland County

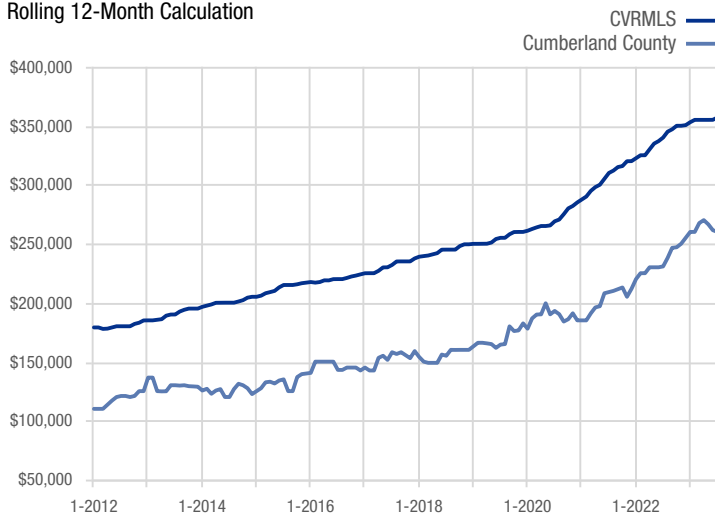
Single Family	July			Year to Date		
	2022	2023	% Change	Thru 7-2022	Thru 7-2023	% Change
New Listings	17	13	- 23.5%	76	78	+ 2.6%
Pending Sales	9	15	+ 66.7%	53	71	+ 34.0%
Closed Sales	7	8	+ 14.3%	56	61	+ 8.9%
Days on Market Until Sale	38	8	- 78.9%	45	36	- 20.0%
Median Sales Price*	\$265,000	\$230,500	- 13.0%	\$265,000	\$270,000	+ 1.9%
Average Sales Price*	\$295,700	\$293,056	- 0.9%	\$323,916	\$295,474	- 8.8%
Percent of Original List Price Received*	94.3%	101.5%	+ 7.6%	98.0%	97.8%	- 0.2%
Inventory of Homes for Sale	22	16	- 27.3%	—	—	—
Months Supply of Inventory	2.8	1.7	- 39.3%	—	—	—

Condo/Town	July			Year to Date		
	2022	2023	% Change	Thru 7-2022	Thru 7-2023	% 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.

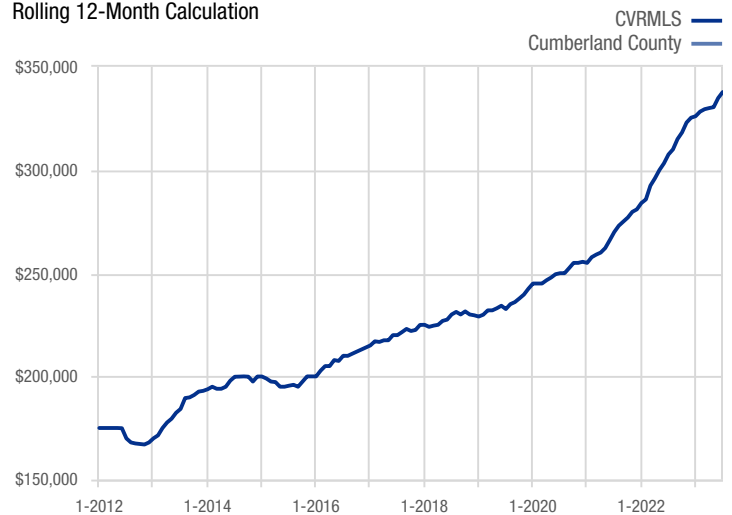
Median Sales Price - Single-Family

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.