

Local Market Update – July 2023

A Research Tool Provided by Central Virginia Regional MLS.



Northumberland County

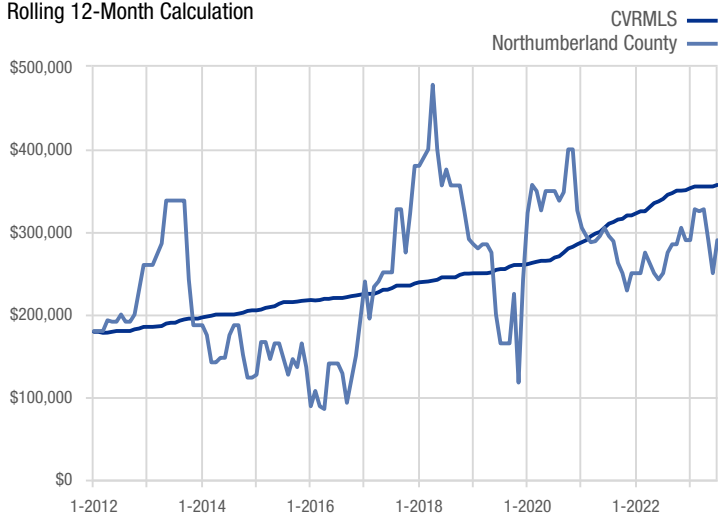
Single Family	July			Year to Date		
	2022	2023	% Change	Thru 7-2022	Thru 7-2023	% Change
New Listings	7	4	- 42.9%	28	35	+ 25.0%
Pending Sales	3	4	+ 33.3%	19	29	+ 52.6%
Closed Sales	2	2	0.0%	16	24	+ 50.0%
Days on Market Until Sale	49	15	- 69.4%	29	53	+ 82.8%
Median Sales Price*	\$167,000	\$349,500	+ 109.3%	\$285,000	\$249,975	- 12.3%
Average Sales Price*	\$167,000	\$349,500	+ 109.3%	\$519,553	\$288,306	- 44.5%
Percent of Original List Price Received*	91.8%	93.4%	+ 1.7%	95.8%	90.4%	- 5.6%
Inventory of Homes for Sale	9	9	0.0%	—	—	—
Months Supply of Inventory	3.6	2.6	- 27.8%	—	—	—

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.

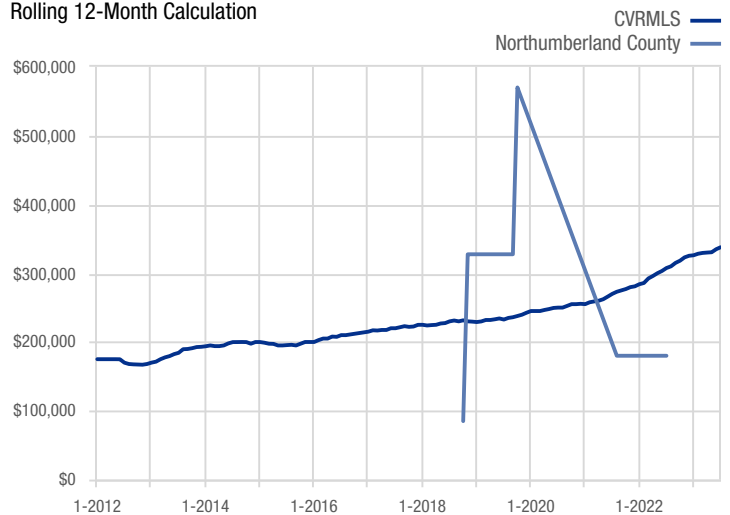
Median Sales Price - Single-Family

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.