

Local Market Update – August 2023

A Research Tool Provided by Central Virginia Regional MLS.



Northumberland County

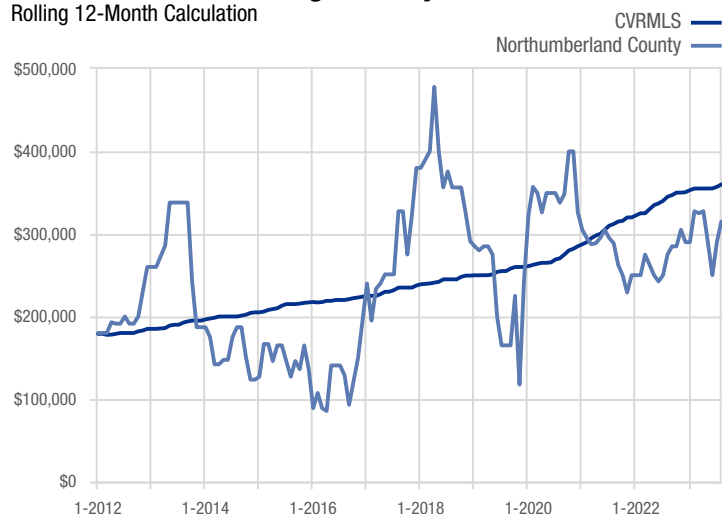
Single Family	August			Year to Date		
Key Metrics	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	3	5	+ 66.7%	31	40	+ 29.0%
Pending Sales	2	1	- 50.0%	21	30	+ 42.9%
Closed Sales	3	6	+ 100.0%	19	30	+ 57.9%
Days on Market Until Sale	8	33	+ 312.5%	27	49	+ 81.5%
Median Sales Price*	\$407,889	\$450,000	+ 10.3%	\$285,000	\$292,500	+ 2.6%
Average Sales Price*	\$407,889	\$806,317	+ 97.7%	\$507,146	\$391,908	- 22.7%
Percent of Original List Price Received*	101.7%	95.1%	- 6.5%	96.5%	91.3%	- 5.4%
Inventory of Homes for Sale	11	13	+ 18.2%	—	—	—
Months Supply of Inventory	4.6	3.8	- 17.4%	—	—	—

Condo/Town	August			Year to Date		
Key Metrics	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% 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.

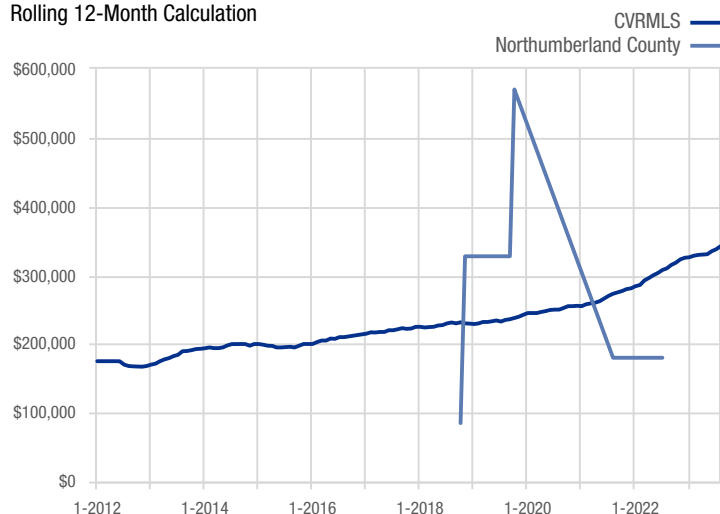
Median Sales Price - Single-Family

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.