

# Local Market Update – September 2023

A Research Tool Provided by Central Virginia Regional MLS.



## Cumberland County

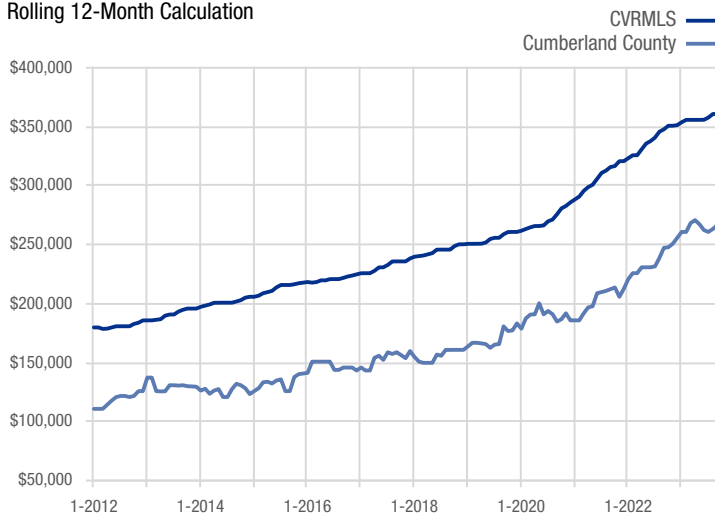
Single Family	September			Year to Date		
Key Metrics	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
New Listings	10	8	- 20.0%	101	100	- 1.0%
Pending Sales	6	9	+ 50.0%	75	89	+ 18.7%
Closed Sales	13	12	- 7.7%	78	84	+ 7.7%
Days on Market Until Sale	32	17	- 46.9%	40	30	- 25.0%
Median Sales Price*	\$300,000	\$297,000	- 1.0%	\$265,000	\$272,250	+ 2.7%
Average Sales Price*	\$317,331	\$283,159	- 10.8%	\$314,782	\$293,528	- 6.8%
Percent of Original List Price Received*	96.4%	100.8%	+ 4.6%	97.7%	98.2%	+ 0.5%
Inventory of Homes for Sale	20	14	- 30.0%	—	—	—
Months Supply of Inventory	2.4	1.6	- 33.3%	—	—	—

Condo/Town	September			Year to Date		
Key Metrics	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% 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.

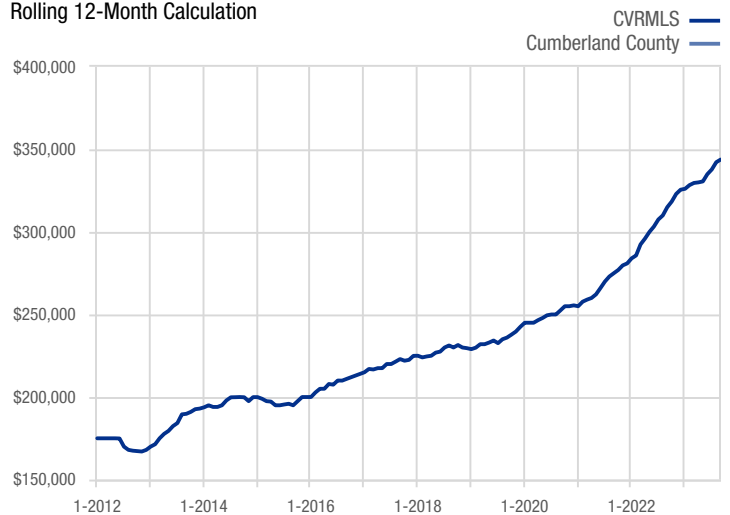
### Median Sales Price - Single-Family

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.