

Local Market Update – September 2023

A Research Tool Provided by Central Virginia Regional MLS.



Northumberland County

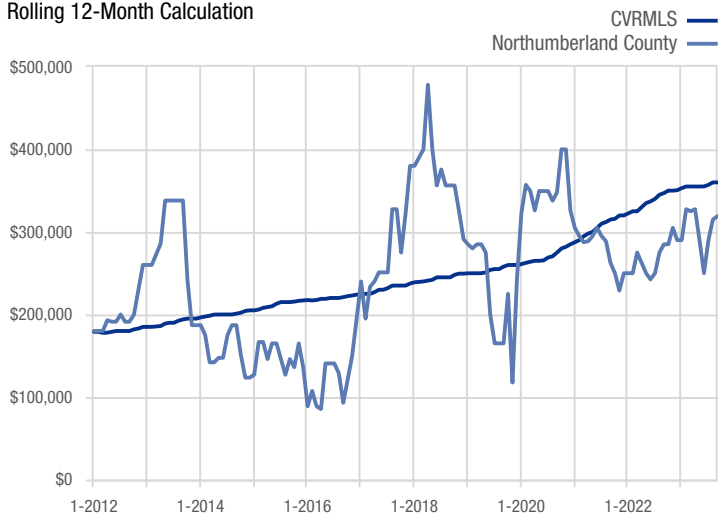
Single Family	September			Year to Date		
Key Metrics	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
New Listings	5	2	- 60.0%	36	42	+ 16.7%
Pending Sales	4	5	+ 25.0%	25	35	+ 40.0%
Closed Sales	4	2	- 50.0%	23	32	+ 39.1%
Days on Market Until Sale	30	29	- 3.3%	27	48	+ 77.8%
Median Sales Price*	\$285,250	\$627,250	+ 119.9%	\$285,000	\$317,000	+ 11.2%
Average Sales Price*	\$296,663	\$627,250	+ 111.4%	\$468,876	\$406,617	- 13.3%
Percent of Original List Price Received*	86.7%	96.2%	+ 11.0%	94.7%	91.7%	- 3.2%
Inventory of Homes for Sale	12	8	- 33.3%	—	—	—
Months Supply of Inventory	4.8	2.3	- 52.1%	—	—	—

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.

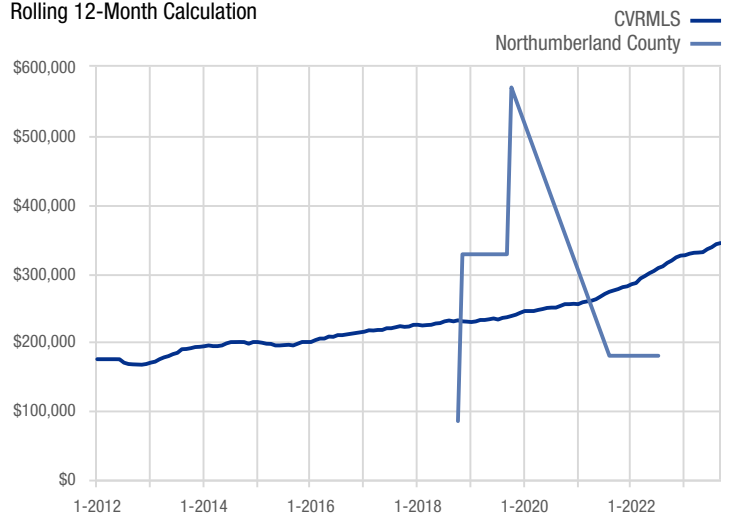
Median Sales Price - Single-Family

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.