

Local Market Update – October 2023

A Research Tool Provided by Central Virginia Regional MLS.



Cumberland County

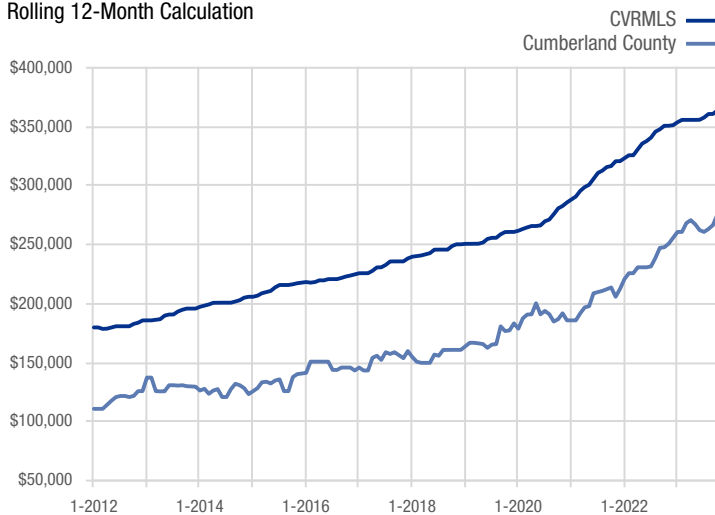
Single Family	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	6	17	+ 183.3%	107	116	+ 8.4%
Pending Sales	3	9	+ 200.0%	78	98	+ 25.6%
Closed Sales	8	7	- 12.5%	86	91	+ 5.8%
Days on Market Until Sale	10	34	+ 240.0%	37	31	- 16.2%
Median Sales Price*	\$194,500	\$329,500	+ 69.4%	\$260,000	\$274,900	+ 5.7%
Average Sales Price*	\$208,694	\$322,236	+ 54.4%	\$304,678	\$295,736	- 2.9%
Percent of Original List Price Received*	101.5%	99.8%	- 1.7%	98.1%	98.3%	+ 0.2%
Inventory of Homes for Sale	22	16	- 27.3%	—	—	—
Months Supply of Inventory	2.8	1.7	- 39.3%	—	—	—

Condo/Town	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% 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.

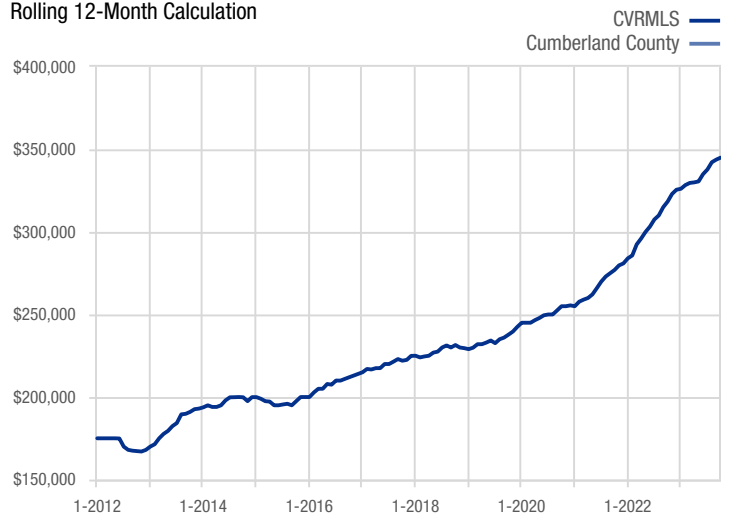
Median Sales Price - Single-Family

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.