

# Local Market Update – October 2023

A Research Tool Provided by Central Virginia Regional MLS.



## Northumberland County

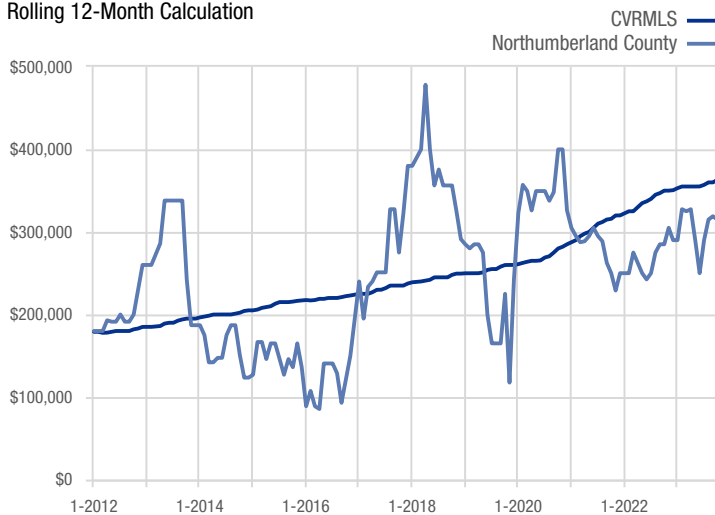
Single Family	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	4	5	+ 25.0%	40	47	+ 17.5%
Pending Sales	4	0	- 100.0%	29	35	+ 20.7%
Closed Sales	4	2	- 50.0%	27	34	+ 25.9%
Days on Market Until Sale	8	56	+ 600.0%	24	48	+ 100.0%
Median Sales Price*	\$517,500	<b>\$459,000</b>	- 11.3%	\$305,000	<b>\$317,000</b>	+ 3.9%
Average Sales Price*	\$521,250	<b>\$459,000</b>	- 11.9%	\$476,934	<b>\$409,699</b>	- 14.1%
Percent of Original List Price Received*	95.4%	<b>97.9%</b>	+ 2.6%	94.8%	<b>92.0%</b>	- 3.0%
Inventory of Homes for Sale	10	13	+ 30.0%	—	—	—
Months Supply of Inventory	3.6	3.8	+ 5.6%	—	—	—

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.

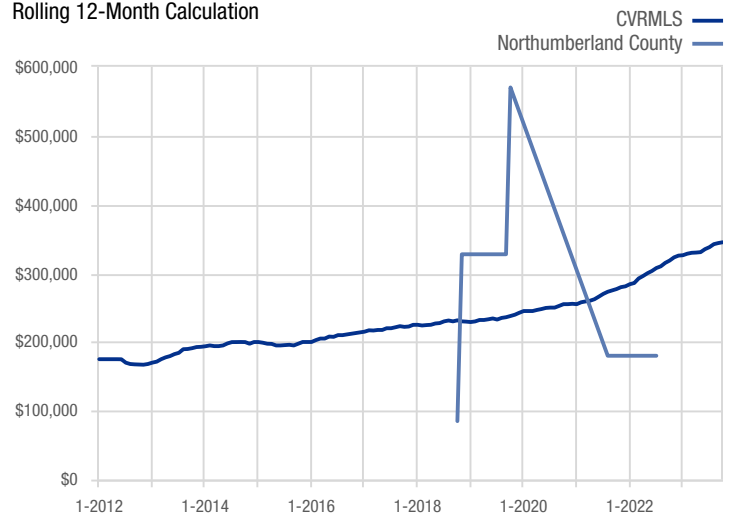
### Median Sales Price - Single-Family

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.