

Local Market Update – November 2023

A Research Tool Provided by Central Virginia Regional MLS.



Cumberland County

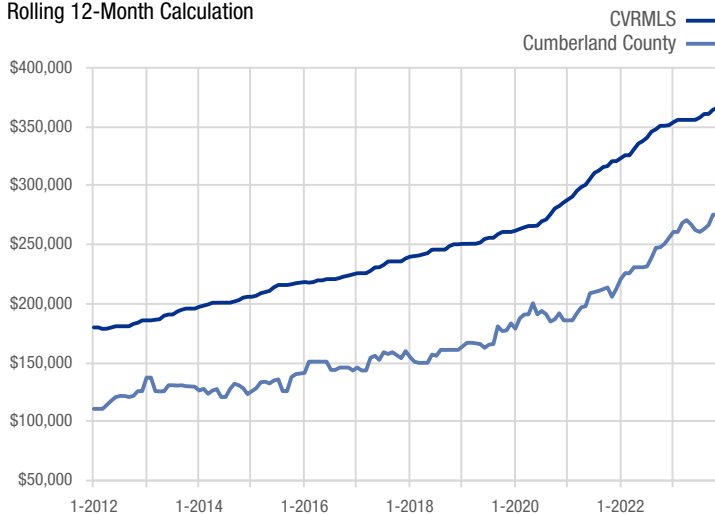
Single Family	November			Year to Date		
	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	15	9	- 40.0%	122	125	+ 2.5%
Pending Sales	7	9	+ 28.6%	85	106	+ 24.7%
Closed Sales	4	11	+ 175.0%	90	102	+ 13.3%
Days on Market Until Sale	25	26	+ 4.0%	37	30	- 18.9%
Median Sales Price*	\$131,000	\$289,950	+ 121.3%	\$255,000	\$277,400	+ 8.8%
Average Sales Price*	\$221,000	\$347,750	+ 57.4%	\$300,874	\$301,346	+ 0.2%
Percent of Original List Price Received*	94.4%	97.4%	+ 3.2%	97.9%	98.2%	+ 0.3%
Inventory of Homes for Sale	26	16	- 38.5%	—	—	—
Months Supply of Inventory	3.3	1.7	- 48.5%	—	—	—

Condo/Town	November			Year to Date		
	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% 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.

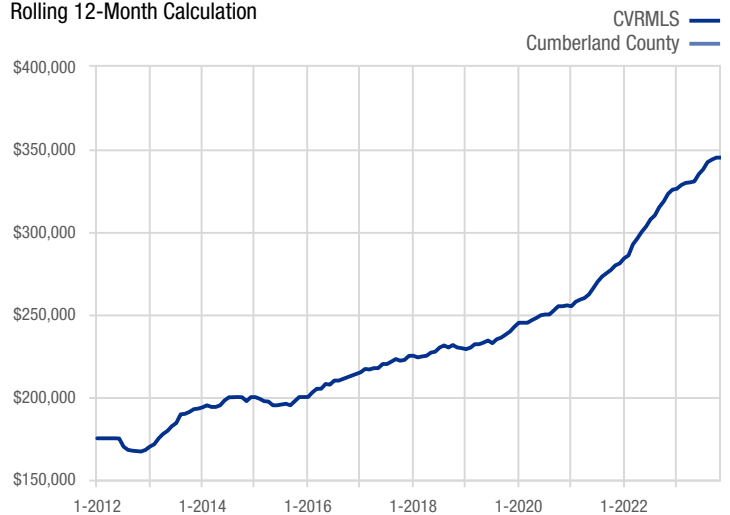
Median Sales Price - Single-Family

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.