

Local Market Update – November 2023

A Research Tool Provided by Central Virginia Regional MLS.



Northumberland County

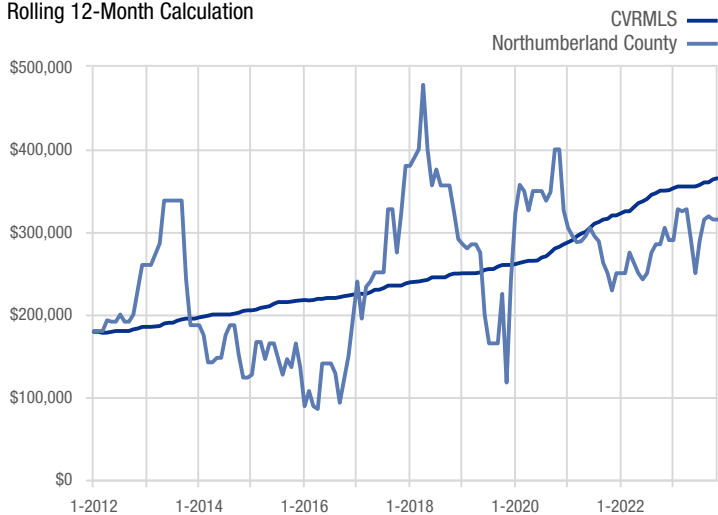
Single Family	November			Year to Date		
	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
Key Metrics						
New Listings	5	7	+ 40.0%	45	55	+ 22.2%
Pending Sales	2	3	+ 50.0%	31	38	+ 22.6%
Closed Sales	2	0	- 100.0%	29	34	+ 17.2%
Days on Market Until Sale	89	—	—	29	48	+ 65.5%
Median Sales Price*	\$474,950	—	—	\$305,000	\$317,000	+ 3.9%
Average Sales Price*	\$474,950	—	—	\$476,792	\$409,699	- 14.1%
Percent of Original List Price Received*	75.3%	—	—	93.4%	92.0%	- 1.5%
Inventory of Homes for Sale	10	14	+ 40.0%	—	—	—
Months Supply of Inventory	3.8	3.9	+ 2.6%	—	—	—

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

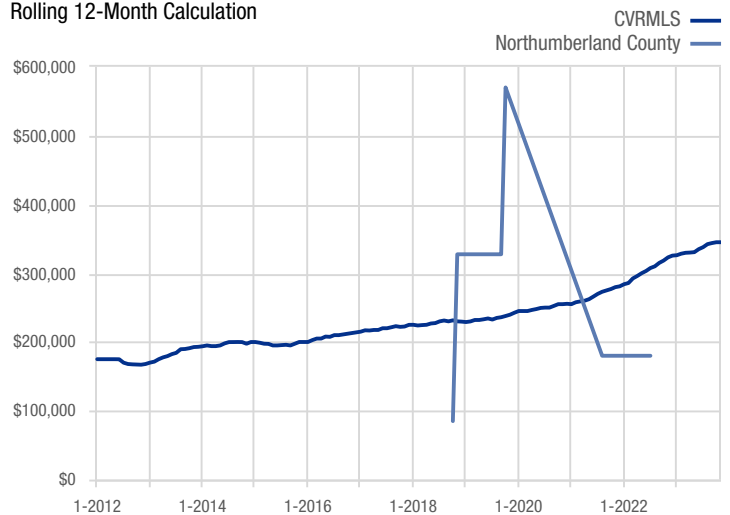
Median Sales Price - Single-Family

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.