

Local Market Update – May 2024

A Research Tool Provided by Central Virginia Regional MLS.



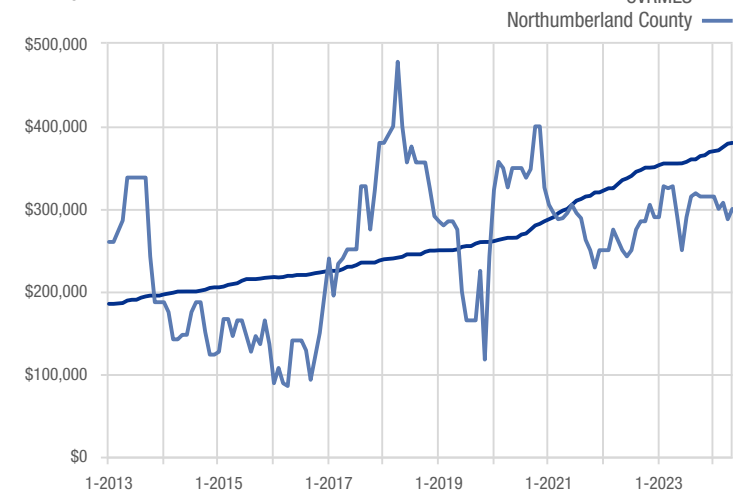
Northumberland County

Single Family	May			Year to Date		
Key Metrics	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
New Listings	2	15	+ 650.0%	23	35	+ 52.2%
Pending Sales	2	8	+ 300.0%	21	21	0.0%
Closed Sales	9	7	- 22.2%	19	18	- 5.3%
Days on Market Until Sale	57	35	- 38.6%	61	38	- 37.7%
Median Sales Price*	\$208,000	\$225,000	+ 8.2%	\$230,000	\$270,000	+ 17.4%
Average Sales Price*	\$191,550	\$277,850	+ 45.1%	\$279,755	\$299,708	+ 7.1%
Percent of Original List Price Received*	89.8%	95.7%	+ 6.6%	89.2%	95.5%	+ 7.1%
Inventory of Homes for Sale	7	13	+ 85.7%	—	—	—
Months Supply of Inventory	2.2	3.3	+ 50.0%	—	—	—

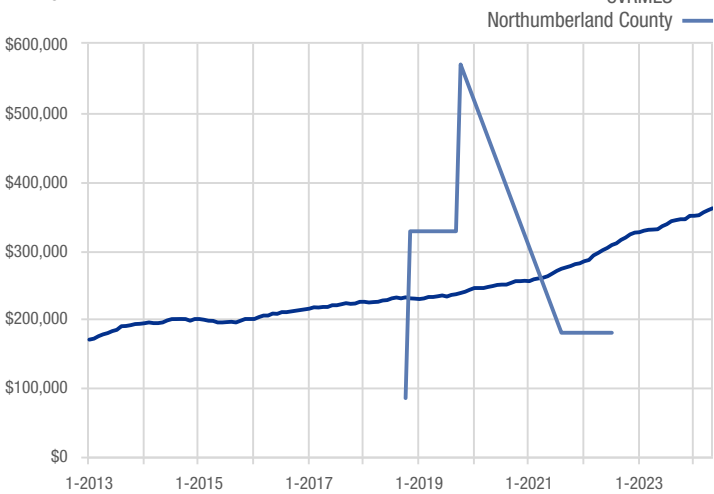
Condo/Town	May			Year to Date		
Key Metrics	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent 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



Median Sales Price - Condo/Town



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.