

Local Market Update – March 2025

A Research Tool Provided by Central Virginia Regional MLS.



Cumberland County

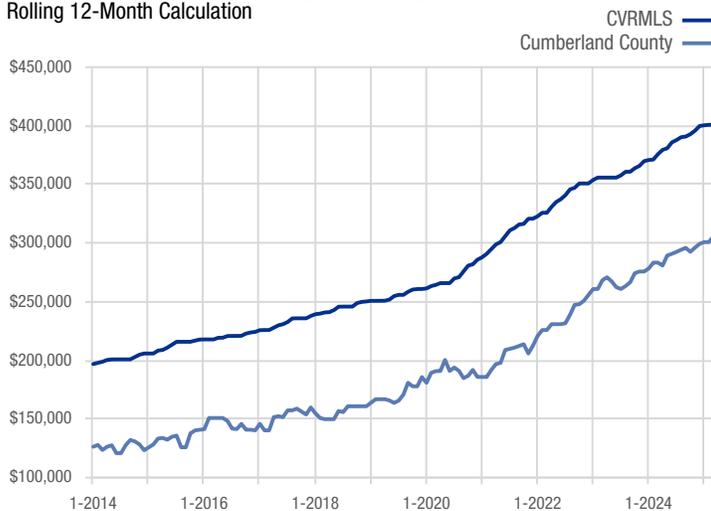
Single Family	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
Key Metrics						
New Listings	8	15	+ 87.5%	35	36	+ 2.9%
Pending Sales	13	12	- 7.7%	32	29	- 9.4%
Closed Sales	7	14	+ 100.0%	20	23	+ 15.0%
Days on Market Until Sale	22	37	+ 68.2%	54	34	- 37.0%
Median Sales Price*	\$289,950	\$335,750	+ 15.8%	\$290,000	\$310,000	+ 6.9%
Average Sales Price*	\$296,364	\$404,775	+ 36.6%	\$310,650	\$365,507	+ 17.7%
Percent of Original List Price Received*	100.0%	96.9%	- 3.1%	98.8%	96.4%	- 2.4%
Inventory of Homes for Sale	11	16	+ 45.5%	—	—	—
Months Supply of Inventory	1.1	1.6	+ 45.5%	—	—	—

Condo/Town	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% 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.

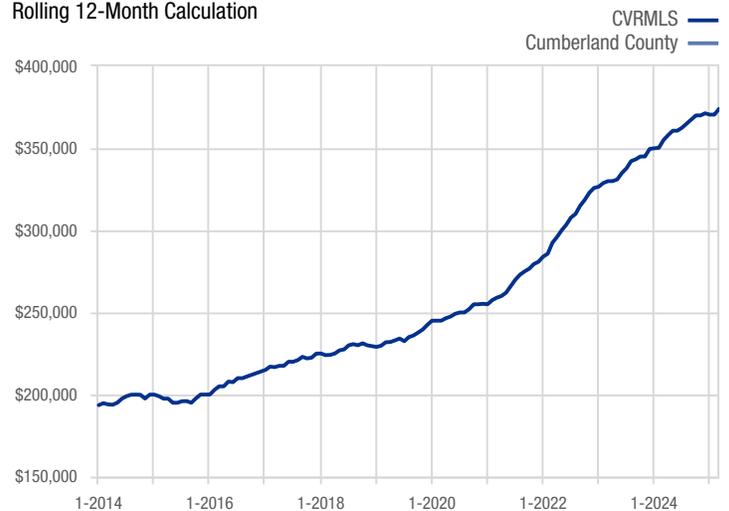
Median Sales Price - Single-Family

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.