

# Local Market Update – June 2025

A Research Tool Provided by Central Virginia Regional MLS.



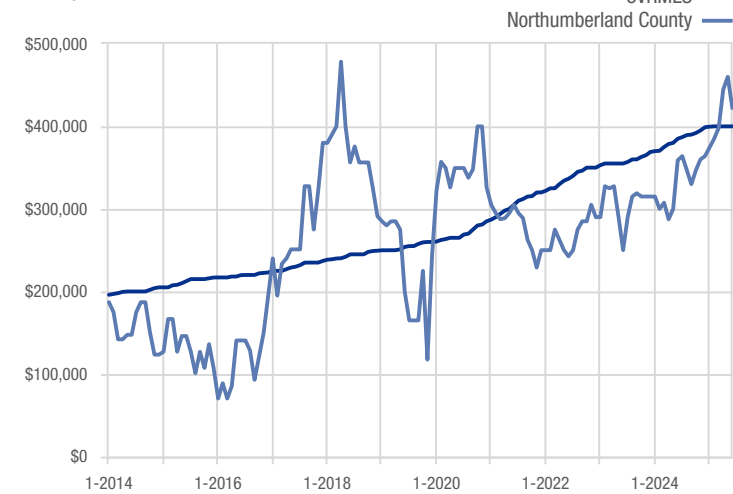
## Northumberland County

Single Family	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	10	5	- 50.0%	45	62	+ 37.8%
Pending Sales	3	7	+ 133.3%	24	35	+ 45.8%
Closed Sales	8	7	- 12.5%	26	35	+ 34.6%
Days on Market Until Sale	7	32	+ 357.1%	28	57	+ 103.6%
Median Sales Price*	\$632,500	\$490,000	- 22.5%	\$325,000	\$460,000	+ 41.5%
Average Sales Price*	\$672,050	\$455,714	- 32.2%	\$414,275	\$457,847	+ 10.5%
Percent of Original List Price Received*	99.1%	91.8%	- 7.4%	96.6%	95.1%	- 1.6%
Inventory of Homes for Sale	18	26	+ 44.4%	—	—	—
Months Supply of Inventory	4.4	4.9	+ 11.4%	—	—	—

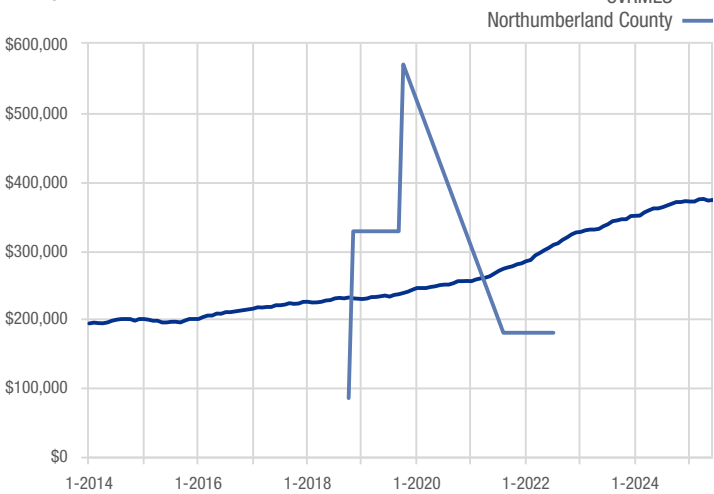
Condo/Town	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent 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.