

# Local Market Update – April 2026

A Research Tool Provided by Central Virginia Regional MLS.



## Cumberland County

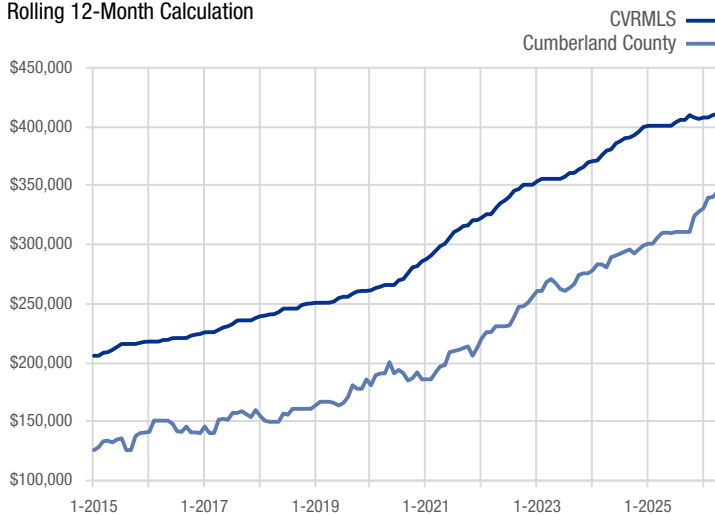
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
<b>Key Metrics</b>						
New Listings	17	<b>19</b>	+ 11.8%	53	<b>51</b>	- 3.8%
Pending Sales	10	<b>7</b>	- 30.0%	38	<b>40</b>	+ 5.3%
Closed Sales	6	<b>8</b>	+ 33.3%	30	<b>31</b>	+ 3.3%
Days on Market Until Sale	12	<b>73</b>	+ 508.3%	29	<b>70</b>	+ 141.4%
Median Sales Price*	\$310,000	<b>\$339,725</b>	+ 9.6%	\$310,000	<b>\$364,950</b>	+ 17.7%
Average Sales Price*	\$290,833	<b>\$330,350</b>	+ 13.6%	\$350,057	<b>\$349,877</b>	- 0.1%
Percent of Original List Price Received*	93.3%	<b>98.1%</b>	+ 5.1%	95.8%	<b>97.2%</b>	+ 1.5%
Inventory of Homes for Sale	25	<b>27</b>	+ 8.0%	—	—	—
Months Supply of Inventory	2.5	<b>2.8</b>	+ 12.0%	—	—	—

Condo/Town	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
<b>Key Metrics</b>						
New Listings	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Pending Sales	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Closed Sales	0	<b>0</b>	0.0%	0	<b>0</b>	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	<b>0</b>	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.

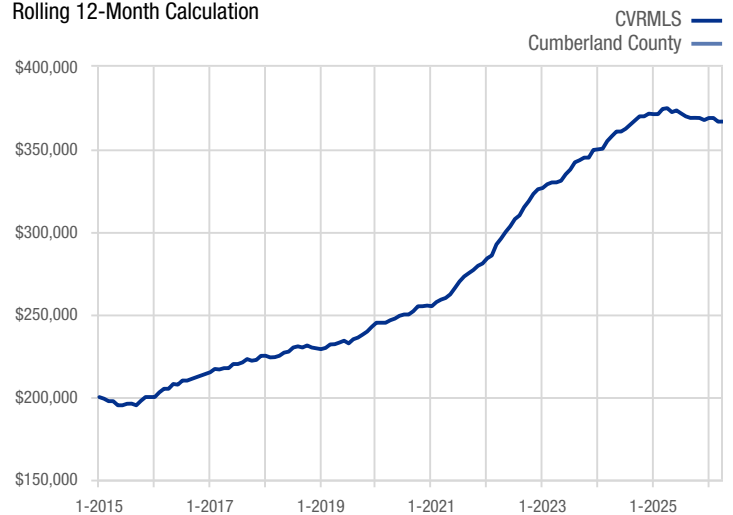
### Median Sales Price - Single-Family

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.