

Local Market Update – April 2026

A Research Tool Provided by Central Virginia Regional MLS.



Northumberland County

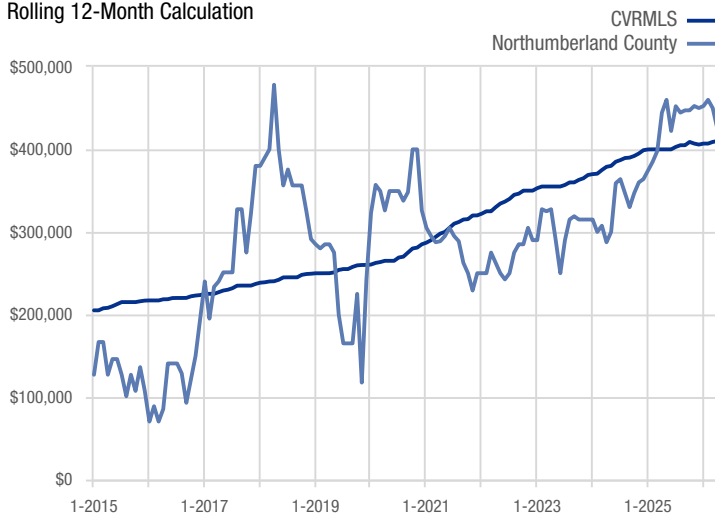
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	16	14	- 12.5%	42	46	+ 9.5%
Pending Sales	7	4	- 42.9%	21	25	+ 19.0%
Closed Sales	4	5	+ 25.0%	19	18	- 5.3%
Days on Market Until Sale	65	11	- 83.1%	76	63	- 17.1%
Median Sales Price*	\$502,000	\$331,000	- 34.1%	\$460,000	\$335,000	- 27.2%
Average Sales Price*	\$459,750	\$354,400	- 22.9%	\$492,263	\$426,083	- 13.4%
Percent of Original List Price Received*	93.2%	98.5%	+ 5.7%	92.1%	94.4%	+ 2.5%
Inventory of Homes for Sale	25	37	+ 48.0%	—	—	—
Months Supply of Inventory	4.9	6.7	+ 36.7%	—	—	—

Condo/Town	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% 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.

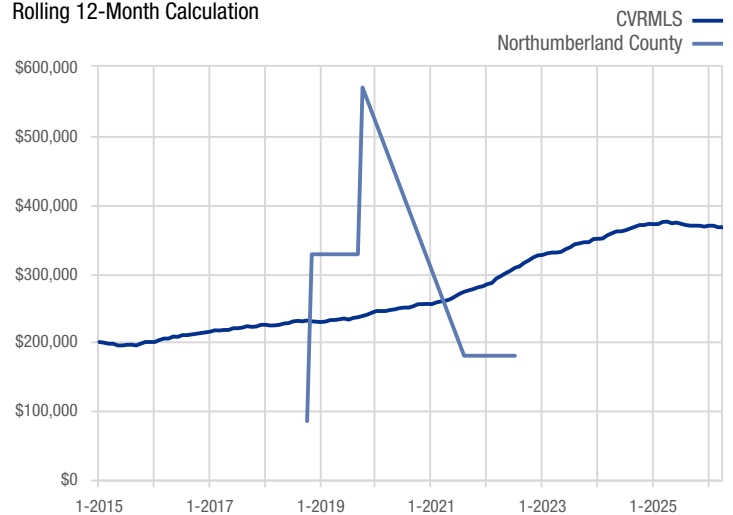
Median Sales Price - Single-Family

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.