Local Market Update – August 2026

A Research Tool Provided by Central Virginia Regional MLS.

Northumberland County

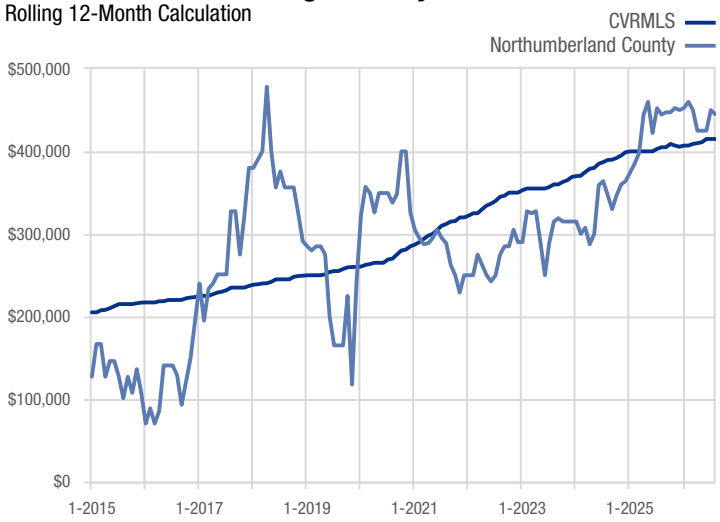
Single Family	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	4	**11**	+ 175.0%	70	**99**	+ 41.4%
Pending Sales	6	**9**	+ 50.0%	49	**58**	+ 18.4%
Closed Sales	4	**3**	- 25.0%	47	**44**	- 6.4%
Days on Market Until Sale	52	**60**	+ 15.4%	55	**59**	+ 7.3%
Median Sales Price*	$480,000	**$320,000**	- 33.3%	$460,000	**$445,000**	- 3.3%
Average Sales Price*	$448,375	**$448,167**	- 0.0%	$457,647	**$517,947**	+ 13.2%
Percent of Original List Price Received*	90.2%	**97.8%**	+ 8.4%	94.3%	**94.4%**	+ 0.1%
Inventory of Homes for Sale	17	**37**	+ 117.6%	—	—	—
Months Supply of Inventory	3.0	**6.3**	+ 110.0%	—	—	—

Condo/Town	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% 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.

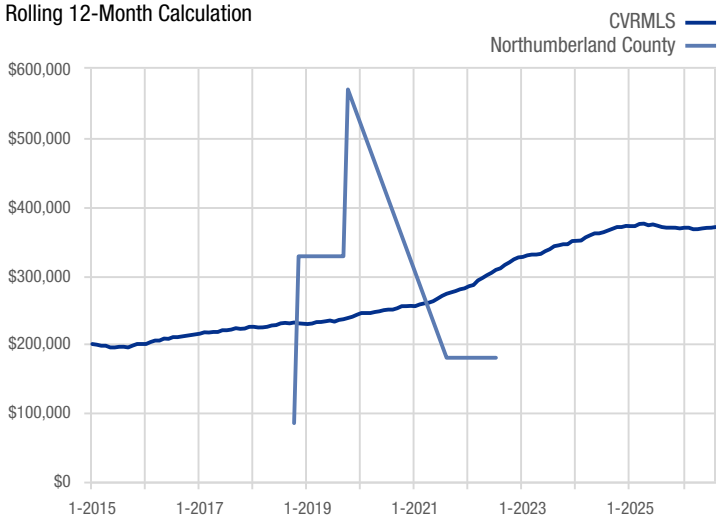
Median Sales Price - Single-Family

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.

Current as of September 10, 2026. All data from Central Virginia Regional MLS. Report © 2026 ShowingTime Plus, LLC.