Local Market Update – October 2026

A Research Tool Provided by Central Virginia Regional MLS.

Northumberland County

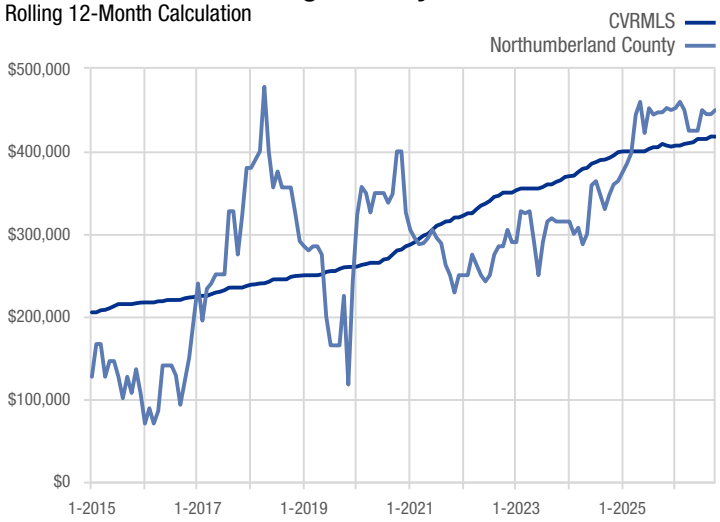
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	10	**10**	0.0%	90	**120**	+ 33.3%
Pending Sales	9	**7**	- 22.2%	60	**66**	+ 10.0%
Closed Sales	2	**5**	+ 150.0%	57	**57**	0.0%
Days on Market Until Sale	16	**62**	+ 287.5%	51	**60**	+ 17.6%
Median Sales Price*	$399,000	**$471,000**	+ 18.0%	$452,500	**$450,000**	- 0.6%
Average Sales Price*	$399,000	**$448,180**	+ 12.3%	$471,683	**$528,317**	+ 12.0%
Percent of Original List Price Received*	100.0%	**90.1%**	- 9.9%	94.9%	**94.1%**	- 0.8%
Inventory of Homes for Sale	18	**44**	+ 144.4%	—	**—**	—
Months Supply of Inventory	3.1	**7.8**	+ 151.6%	—	**—**	—

Condo/Town	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% 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.

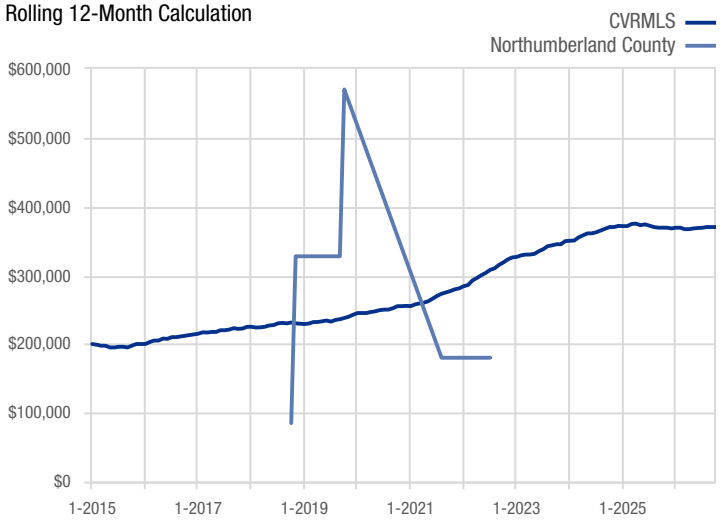
Median Sales Price - Single-Family

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 November 10, 2026. All data from Central Virginia Regional MLS. Report © 2026 ShowingTime Plus, LLC.