

Local Market Update – October 2024

A Research Tool Provided by Central Virginia Regional MLS.



Northumberland County

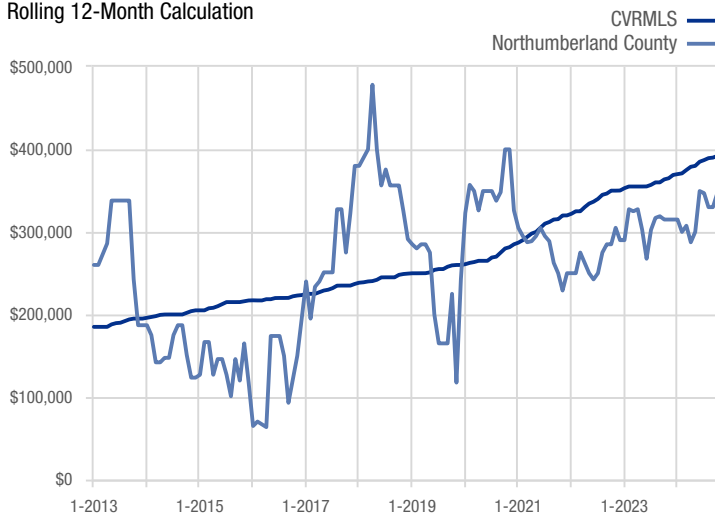
Single Family	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	6	8	+ 33.3%	46	70	+ 52.2%
Pending Sales	0	3	—	32	45	+ 40.6%
Closed Sales	2	5	+ 150.0%	32	45	+ 40.6%
Days on Market Until Sale	56	18	- 67.9%	50	28	- 44.0%
Median Sales Price*	\$459,000	\$389,000	- 15.3%	\$317,000	\$363,950	+ 14.8%
Average Sales Price*	\$459,000	\$472,480	+ 2.9%	\$405,306	\$416,898	+ 2.9%
Percent of Original List Price Received*	97.9%	100.4%	+ 2.6%	91.5%	96.8%	+ 5.8%
Inventory of Homes for Sale	14	18	+ 28.6%	—	—	—
Months Supply of Inventory	4.0	4.1	+ 2.5%	—	—	—

Condo/Town	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% 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.

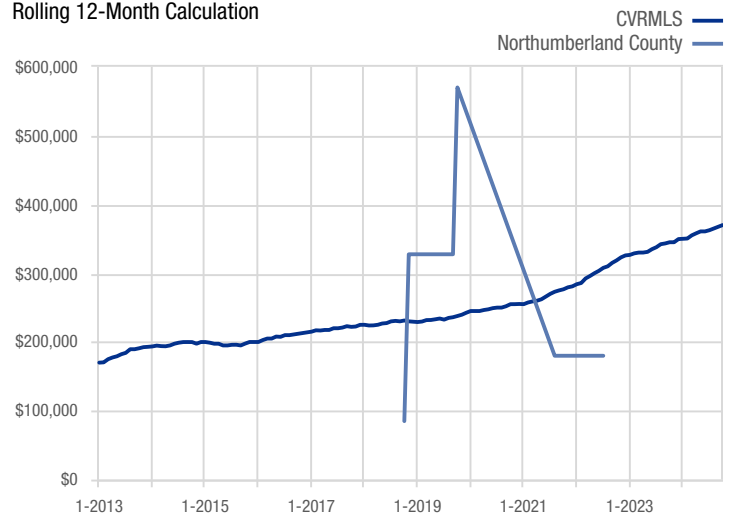
Median Sales Price - Single-Family

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.