

# Local Market Update – February 2025

A Research Tool Provided by Central Virginia Regional MLS.



## Northumberland County

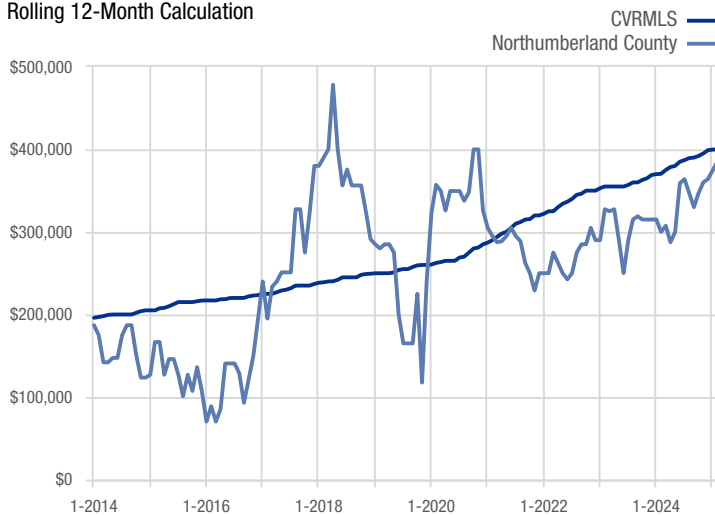
Single Family	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
<b>Key Metrics</b>						
New Listings	3	9	+ 200.0%	5	14	+ 180.0%
Pending Sales	1	5	+ 400.0%	2	8	+ 300.0%
Closed Sales	2	4	+ 100.0%	6	9	+ 50.0%
Days on Market Until Sale	23	92	+ 300.0%	28	78	+ 178.6%
Median Sales Price*	\$290,000	<b>\$320,000</b>	+ 10.3%	\$290,000	<b>\$385,000</b>	+ 32.8%
Average Sales Price*	\$290,000	<b>\$378,750</b>	+ 30.6%	\$329,983	<b>\$464,778</b>	+ 40.8%
Percent of Original List Price Received*	97.1%	<b>92.5%</b>	- 4.7%	96.0%	<b>92.2%</b>	- 4.0%
Inventory of Homes for Sale	9	19	+ 111.1%	—	—	—
Months Supply of Inventory	2.3	3.9	+ 69.6%	—	—	—

Condo/Town	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
<b>Key Metrics</b>						
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.

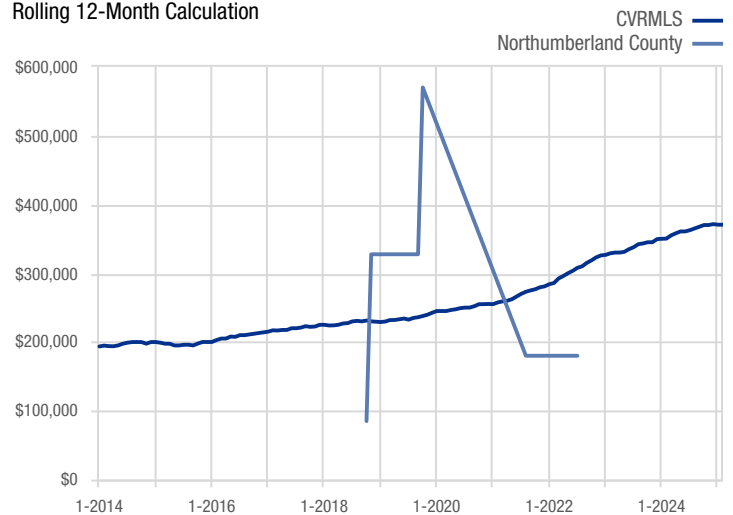
### Median Sales Price - Single-Family

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.