

Local Market Update – June 2024

A Research Tool Provided by Central Virginia Regional MLS.



Northumberland County

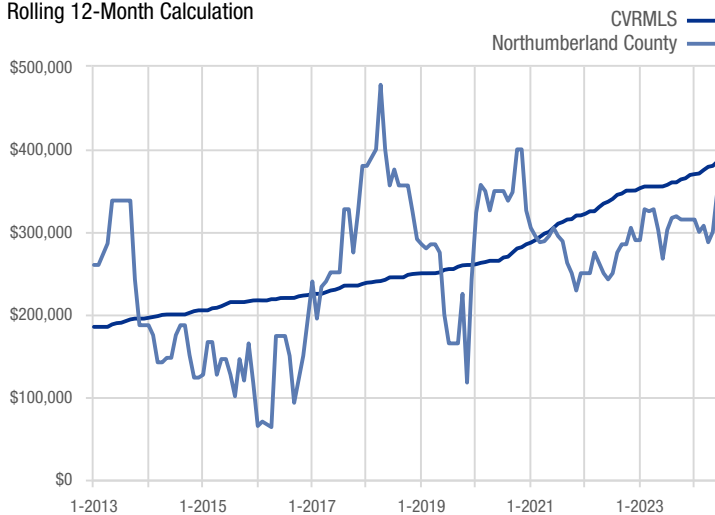
Single Family	June			Year to Date		
	2023	2024	% Change	Thru 6-2023	Thru 6-2024	% Change
Key Metrics						
New Listings	8	10	+ 25.0%	30	45	+ 50.0%
Pending Sales	4	3	- 25.0%	24	24	0.0%
Closed Sales	3	8	+ 166.7%	21	26	+ 23.8%
Days on Market Until Sale	29	7	- 75.9%	59	28	- 52.5%
Median Sales Price*	\$250,000	\$632,500	+ 153.0%	\$230,000	\$325,000	+ 41.3%
Average Sales Price*	\$301,667	\$672,050	+ 122.8%	\$284,305	\$414,275	+ 45.7%
Percent of Original List Price Received*	96.1%	99.1%	+ 3.1%	89.7%	96.6%	+ 7.7%
Inventory of Homes for Sale	9	18	+ 100.0%	—	—	—
Months Supply of Inventory	2.8	4.5	+ 60.7%	—	—	—

Condo/Town	June			Year to Date		
	2023	2024	% Change	Thru 6-2023	Thru 6-2024	% Change
Key Metrics						
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.

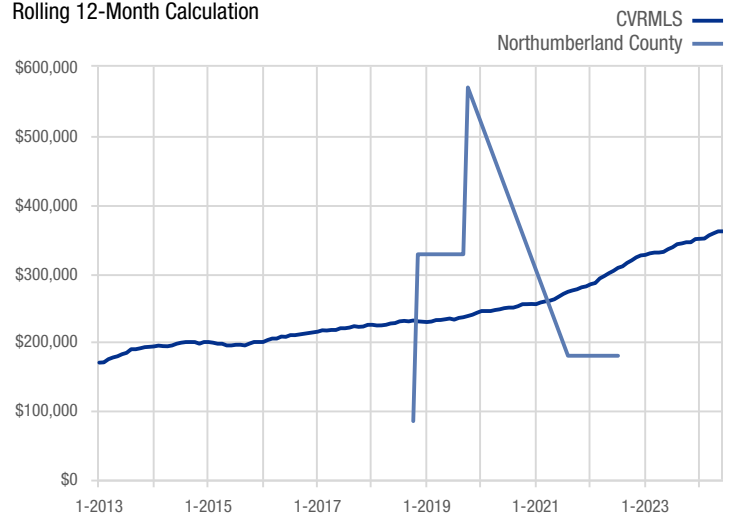
Median Sales Price - Single-Family

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.