

Local Market Update – May 2026

A Research Tool Provided by Central Virginia Regional MLS.



Northumberland County

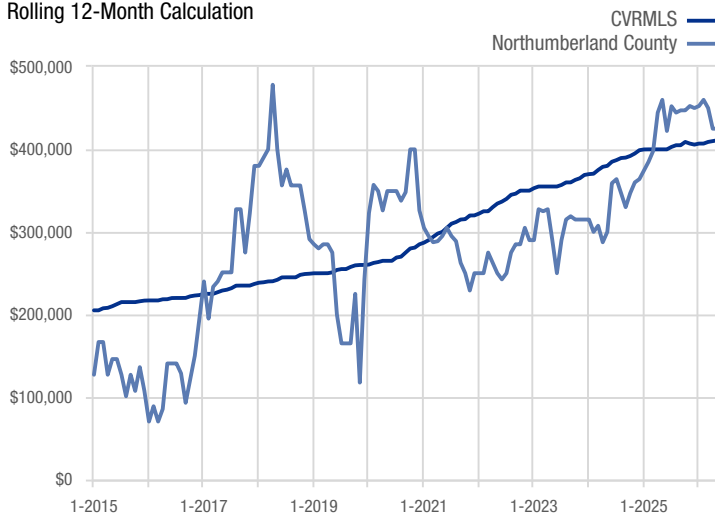
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	14	12	- 14.3%	56	58	+ 3.6%
Pending Sales	7	6	- 14.3%	28	29	+ 3.6%
Closed Sales	9	3	- 66.7%	28	22	- 21.4%
Days on Market Until Sale	36	74	+ 105.6%	63	64	+ 1.6%
Median Sales Price*	\$397,400	\$352,000	- 11.4%	\$460,000	\$348,500	- 24.2%
Average Sales Price*	\$386,850	\$565,667	+ 46.2%	\$458,380	\$458,432	+ 0.0%
Percent of Original List Price Received*	103.9%	93.2%	- 10.3%	95.9%	94.2%	- 1.8%
Inventory of Homes for Sale	31	39	+ 25.8%	—	—	—
Months Supply of Inventory	6.2	7.4	+ 19.4%	—	—	—

Condo/Town	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% 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.

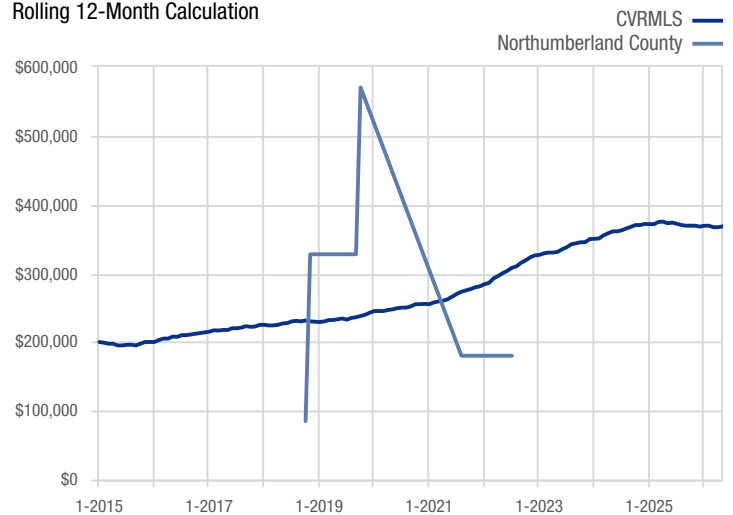
Median Sales Price - Single-Family

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.