## **Local Market Update – October 2025**A Research Tool Provided by Central Virginia Regional MLS.

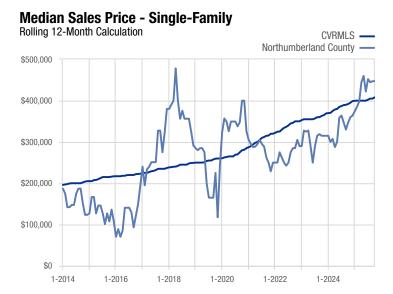


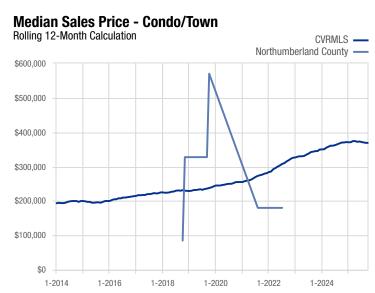
## **Northumberland County**

Single Family	October			Year to Date			
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change	
New Listings	8	9	+ 12.5%	70	89	+ 27.1%	
Pending Sales	2	10	+ 400.0%	44	59	+ 34.1%	
Closed Sales	5	2	- 60.0%	45	55	+ 22.2%	
Days on Market Until Sale	18	16	- 11.1%	28	51	+ 82.1%	
Median Sales Price*	\$389,000	\$399,000	+ 2.6%	\$363,950	\$452,500	+ 24.3%	
Average Sales Price*	\$472,480	\$399,000	- 15.6%	\$416,898	\$471,683	+ 13.1%	
Percent of Original List Price Received*	100.4%	100.0%	- 0.4%	96.8%	94.9%	- 2.0%	
Inventory of Homes for Sale	19	16	- 15.8%		_	_	
Months Supply of Inventory	4.4	2.8	- 36.4%		_		

Condo/Town	October			Year to Date			
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% 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	_				_	_	

<sup>\*</sup> 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.





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.