

Local Market Update – April 2024

A Research Tool Provided by Central Virginia Regional MLS.



Northumberland County

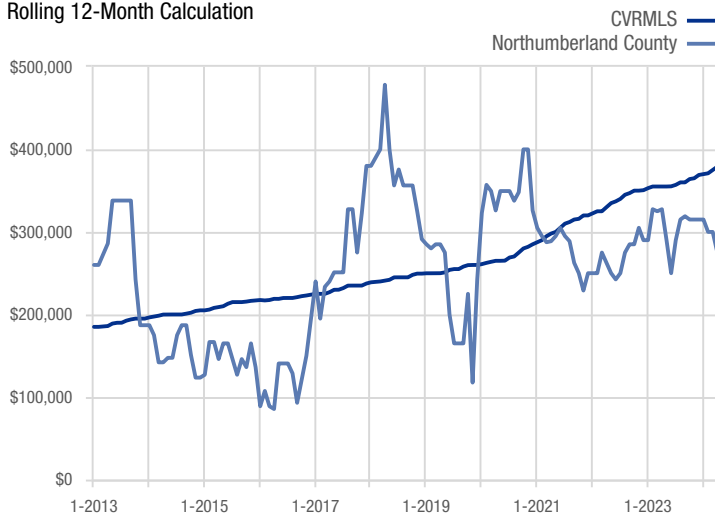
Single Family	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
New Listings	5	8	+ 60.0%	21	20	- 4.8%
Pending Sales	7	6	- 14.3%	19	13	- 31.6%
Closed Sales	4	4	0.0%	10	10	0.0%
Days on Market Until Sale	99	60	- 39.4%	65	40	- 38.5%
Median Sales Price*	\$349,500	\$287,450	- 17.8%	\$337,500	\$287,450	- 14.8%
Average Sales Price*	\$334,750	\$284,975	- 14.9%	\$359,140	\$311,980	- 13.1%
Percent of Original List Price Received*	89.4%	94.9%	+ 6.2%	88.7%	95.6%	+ 7.8%
Inventory of Homes for Sale	7	9	+ 28.6%	—	—	—
Months Supply of Inventory	2.0	2.6	+ 30.0%	—	—	—

Condo/Town	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% 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.

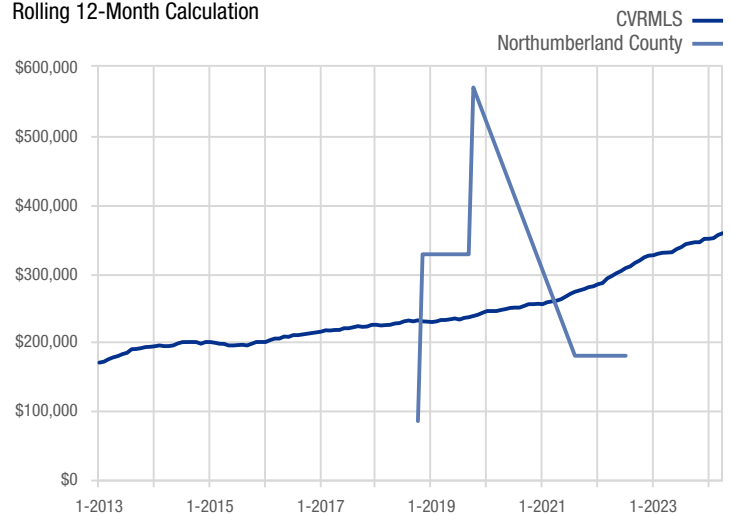
Median Sales Price - Single-Family

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.