

Local Market Update – May 2020

A Research Tool Provided by Central Virginia Regional MLS.



Middlesex County

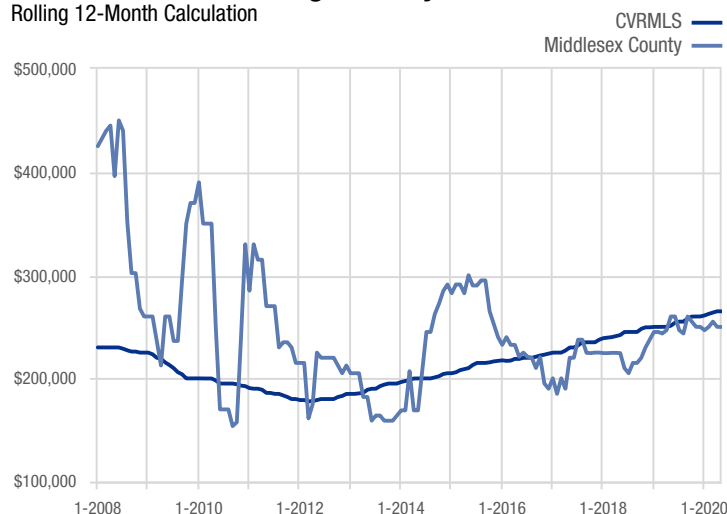
| Single Family | May | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|----------|
| Key Metrics | 2019 | 2020 | % Change | Thru 5-2019 | Thru 5-2020 | % Change |
| New Listings | 12 | 4 | - 66.7% | 39 | 33 | - 15.4% |
| Pending Sales | 1 | 6 | + 500.0% | 13 | 17 | + 30.8% |
| Closed Sales | 3 | 7 | + 133.3% | 10 | 18 | + 80.0% |
| Days on Market Until Sale | 126 | 40 | - 68.3% | 109 | 54 | - 50.5% |
| Median Sales Price* | \$275,000 | \$244,635 | - 11.0% | \$246,750 | \$212,500 | - 13.9% |
| Average Sales Price* | \$365,000 | \$310,870 | - 14.8% | \$292,650 | \$260,125 | - 11.1% |
| Percent of Original List Price Received* | 92.7% | 99.5% | + 7.3% | 92.3% | 96.7% | + 4.8% |
| Inventory of Homes for Sale | 30 | 23 | - 23.3% | — | — | — |
| Months Supply of Inventory | 12.0 | 5.9 | - 50.8% | — | — | — |

| Condo/Town | May | | | Year to Date | | |
|--|------|------|----------|--------------|-------------|----------|
| Key Metrics | 2019 | 2020 | % Change | Thru 5-2019 | Thru 5-2020 | % Change |
| New Listings | 0 | 1 | — | 3 | 3 | 0.0% |
| Pending Sales | 0 | 1 | — | 0 | 1 | — |
| 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 | 3 | 2 | - 33.3% | — | — | — |
| Months Supply of Inventory | — | 2.0 | — | — | — | — |

* 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



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.

Median Sales Price - Condo/Town

Rolling 12-Month Calculation

