

Local Market Update – July 2020

A Research Tool Provided by Central Virginia Regional MLS.



Middlesex County

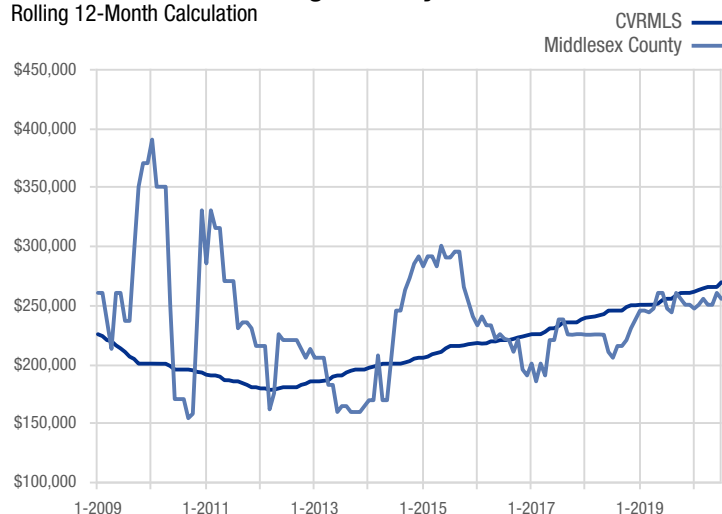
Single Family	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	5	5	0.0%	52	44	- 15.4%
Pending Sales	2	7	+ 250.0%	17	31	+ 82.4%
Closed Sales	2	5	+ 150.0%	14	27	+ 92.9%
Days on Market Until Sale	34	40	+ 17.6%	90	69	- 23.3%
Median Sales Price*	\$133,250	\$222,190	+ 66.7%	\$218,750	\$242,250	+ 10.7%
Average Sales Price*	\$133,250	\$247,738	+ 85.9%	\$259,500	\$288,185	+ 11.1%
Percent of Original List Price Received*	98.0%	97.7%	- 0.3%	91.3%	96.3%	+ 5.5%
Inventory of Homes for Sale	35	12	- 65.7%	—	—	—
Months Supply of Inventory	14.5	2.5	- 82.8%	—	—	—

Condo/Town	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	0	1	—	3	4	+ 33.3%
Pending Sales	1	1	0.0%	2	2	0.0%
Closed Sales	0	0	0.0%	0	1	—
Days on Market Until Sale	—	—	—	—	141	—
Median Sales Price*	—	—	—	—	\$297,000	—
Average Sales Price*	—	—	—	—	\$297,000	—
Percent of Original List Price Received*	—	—	—	—	94.3%	—
Inventory of Homes for Sale	1	2	+ 100.0%	—	—	—
Months Supply of Inventory	1.0	2.0	+ 100.0%	—	—	—

* 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.

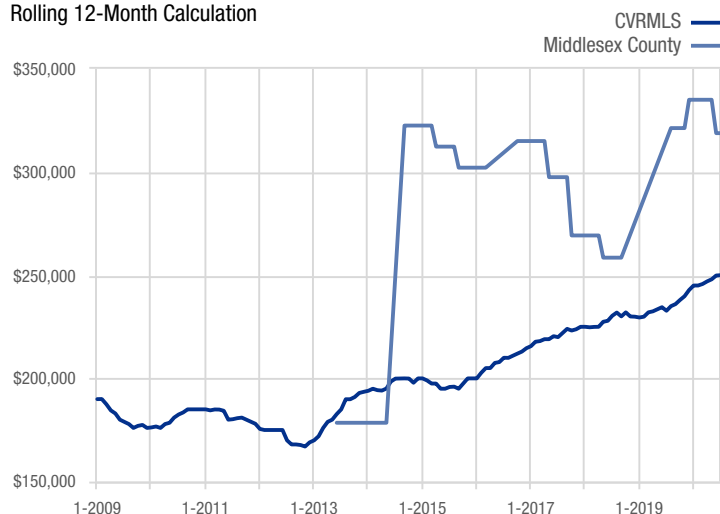
Median Sales Price - Single-Family

Rolling 12-Month Calculation



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.