

Local Market Update – September 2020

A Research Tool Provided by Central Virginia Regional MLS.



Middlesex County

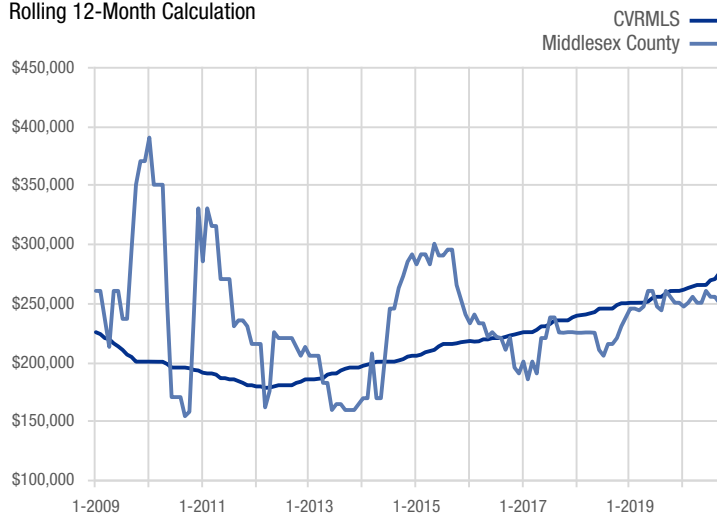
Single Family	September			Year to Date		
	2019	2020	% Change	Thru 9-2019	Thru 9-2020	% Change
Key Metrics						
New Listings	8	3	- 62.5%	64	50	- 21.9%
Pending Sales	6	3	- 50.0%	27	36	+ 33.3%
Closed Sales	4	4	0.0%	22	37	+ 68.2%
Days on Market Until Sale	93	90	- 3.2%	87	85	- 2.3%
Median Sales Price*	\$335,000	\$190,000	- 43.3%	\$246,750	\$234,500	- 5.0%
Average Sales Price*	\$368,725	\$354,083	- 4.0%	\$277,314	\$287,387	+ 3.6%
Percent of Original List Price Received*	84.3%	91.2%	+ 8.2%	90.5%	94.4%	+ 4.3%
Inventory of Homes for Sale	30	11	- 63.3%	—	—	—
Months Supply of Inventory	10.9	2.5	- 77.1%	—	—	—

Condo/Town	September			Year to Date		
	2019	2020	% Change	Thru 9-2019	Thru 9-2020	% Change
Key Metrics						
New Listings	0	1	—	3	5	+ 66.7%
Pending Sales	0	0	0.0%	2	3	+ 50.0%
Closed Sales	0	1	—	2	2	0.0%
Days on Market Until Sale	—	127	—	146	134	- 8.2%
Median Sales Price*	—	\$339,900	—	\$321,270	\$318,450	- 0.9%
Average Sales Price*	—	\$339,900	—	\$321,270	\$318,450	- 0.9%
Percent of Original List Price Received*	—	98.7%	—	95.0%	96.5%	+ 1.6%
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	1.0	1.0	0.0%	—	—	—

* 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.

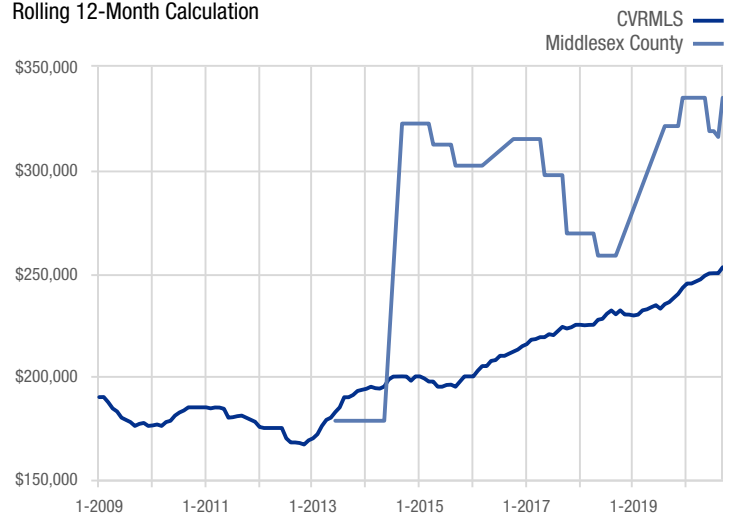
Median Sales Price - Single-Family

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.