

Local Market Update – October 2020

A Research Tool Provided by Central Virginia Regional MLS.



Middlesex County

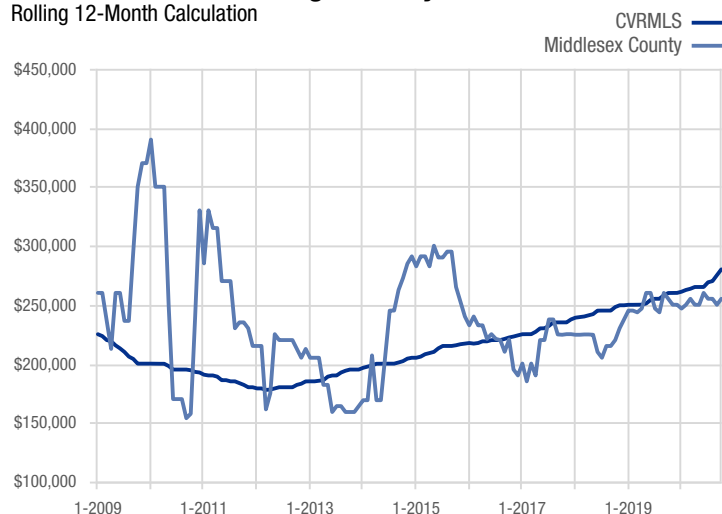
Single Family	October			Year to Date		
Key Metrics	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	4	4	0.0%	68	54	- 20.6%
Pending Sales	4	4	0.0%	31	40	+ 29.0%
Closed Sales	4	3	- 25.0%	26	40	+ 53.8%
Days on Market Until Sale	50	122	+ 144.0%	81	88	+ 8.6%
Median Sales Price*	\$297,500	\$595,000	+ 100.0%	\$246,750	\$255,000	+ 3.3%
Average Sales Price*	\$397,000	\$595,000	+ 49.9%	\$295,727	\$311,673	+ 5.4%
Percent of Original List Price Received*	91.7%	94.5%	+ 3.1%	90.7%	94.4%	+ 4.1%
Inventory of Homes for Sale	24	10	- 58.3%	—	—	—
Months Supply of Inventory	8.5	2.3	- 72.9%	—	—	—

Condo/Town	October			Year to Date		
Key Metrics	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	1	0	- 100.0%	4	5	+ 25.0%
Pending Sales	1	0	- 100.0%	3	3	0.0%
Closed Sales	0	0	0.0%	2	2	0.0%
Days on Market Until Sale	—	—	—	146	134	- 8.2%
Median Sales Price*	—	—	—	\$321,270	\$318,450	- 0.9%
Average Sales Price*	—	—	—	\$321,270	\$318,450	- 0.9%
Percent of Original List Price Received*	—	—	—	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.

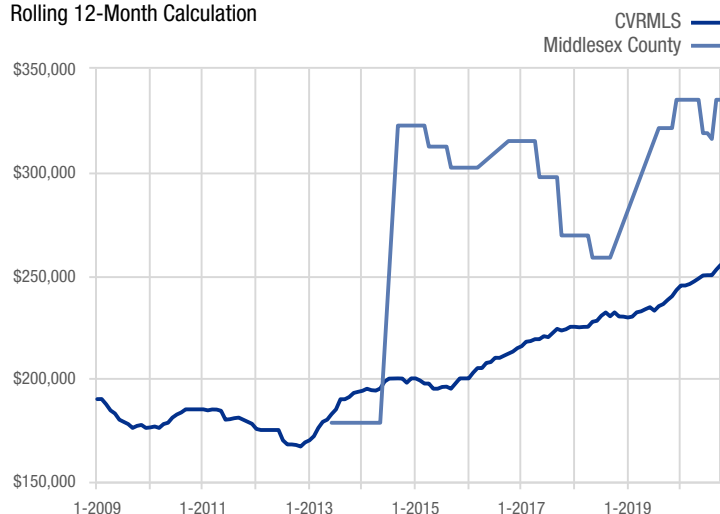
Median Sales Price - Single-Family

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.