

Local Market Update – November 2020

A Research Tool Provided by Central Virginia Regional MLS.



Middlesex County

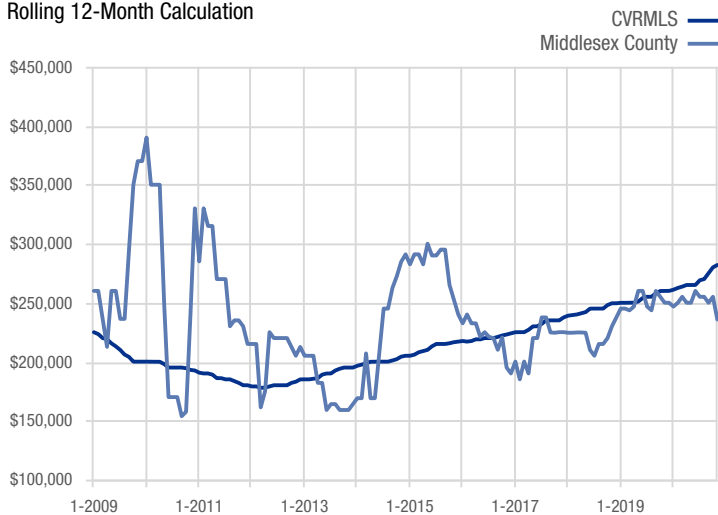
Single Family	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	7	5	- 28.6%	75	59	- 21.3%
Pending Sales	4	3	- 25.0%	35	42	+ 20.0%
Closed Sales	4	4	0.0%	30	44	+ 46.7%
Days on Market Until Sale	109	69	- 36.7%	85	86	+ 1.2%
Median Sales Price*	\$257,450	\$207,000	- 19.6%	\$249,950	\$235,750	- 5.7%
Average Sales Price*	\$234,700	\$202,750	- 13.6%	\$287,590	\$301,299	+ 4.8%
Percent of Original List Price Received*	86.0%	93.2%	+ 8.4%	90.1%	94.3%	+ 4.7%
Inventory of Homes for Sale	24	12	- 50.0%	—	—	—
Months Supply of Inventory	7.8	2.9	- 62.8%	—	—	—

Condo/Town	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	0	0	0.0%	4	5	+ 25.0%
Pending Sales	0	0	0.0%	3	3	0.0%
Closed Sales	0	1	—	2	3	+ 50.0%
Days on Market Until Sale	—	90	—	146	119	- 18.5%
Median Sales Price*	—	\$355,000	—	\$321,270	\$339,900	+ 5.8%
Average Sales Price*	—	\$355,000	—	\$321,270	\$330,633	+ 2.9%
Percent of Original List Price Received*	—	97.3%	—	95.0%	96.7%	+ 1.8%
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.

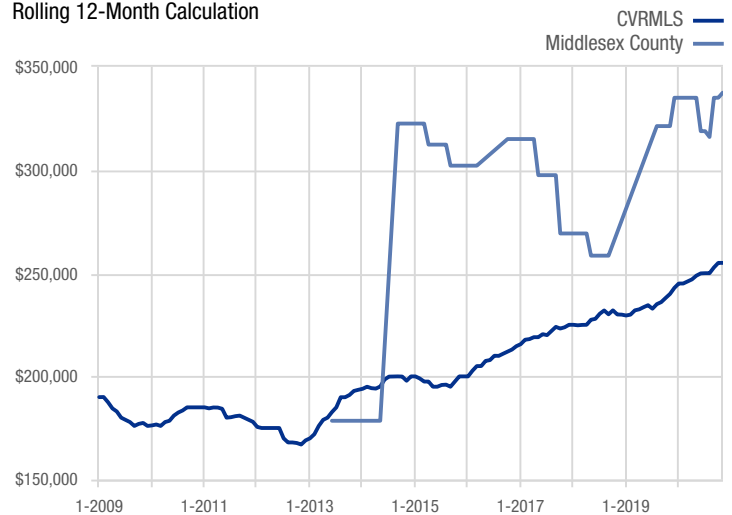
Median Sales Price - Single-Family

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.