

Local Market Update – December 2020

A Research Tool Provided by Central Virginia Regional MLS.



Middlesex County

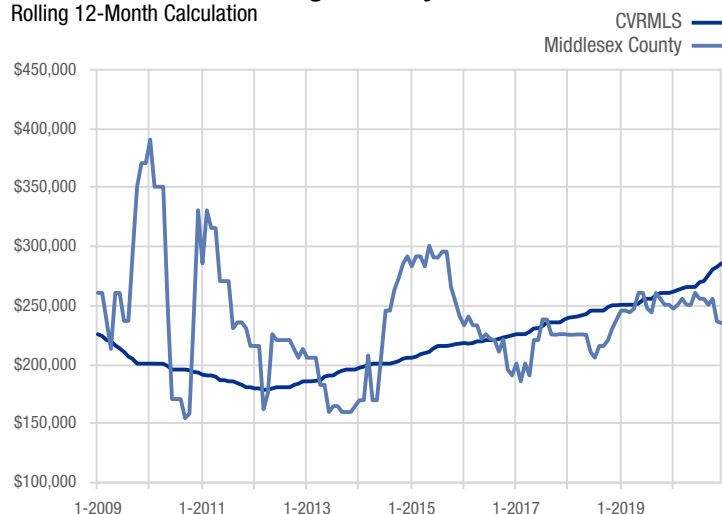
Single Family	December			Year to Date		
Key Metrics	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	4	4	0.0%	79	63	- 20.3%
Pending Sales	4	2	- 50.0%	39	44	+ 12.8%
Closed Sales	4	3	- 25.0%	34	47	+ 38.2%
Days on Market Until Sale	47	73	+ 55.3%	81	85	+ 4.9%
Median Sales Price*	\$391,750	\$224,700	- 42.6%	\$249,950	\$234,500	- 6.2%
Average Sales Price*	\$375,875	\$254,900	- 32.2%	\$297,976	\$298,206	+ 0.1%
Percent of Original List Price Received*	95.3%	96.3%	+ 1.0%	90.7%	94.4%	+ 4.1%
Inventory of Homes for Sale	23	10	- 56.5%	—	—	—
Months Supply of Inventory	7.1	2.5	- 64.8%	—	—	—

Condo/Town	December			Year to Date		
Key Metrics	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	0	0	0.0%	4	5	+ 25.0%
Pending Sales	0	0	0.0%	3	3	0.0%
Closed Sales	1	0	- 100.0%	3	3	0.0%
Days on Market Until Sale	201	—	—	164	119	- 27.4%
Median Sales Price*	\$335,000	—	—	\$335,000	\$339,900	+ 1.5%
Average Sales Price*	\$335,000	—	—	\$325,847	\$330,633	+ 1.5%
Percent of Original List Price Received*	98.0%	—	—	96.0%	96.7%	+ 0.7%
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.

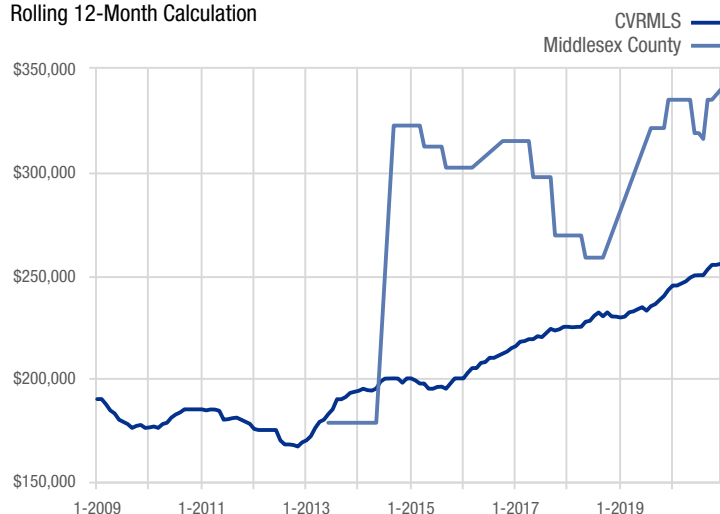
Median Sales Price - Single-Family

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.