

Local Market Update – July 2021

A Research Tool Provided by Central Virginia Regional MLS.



Middlesex County

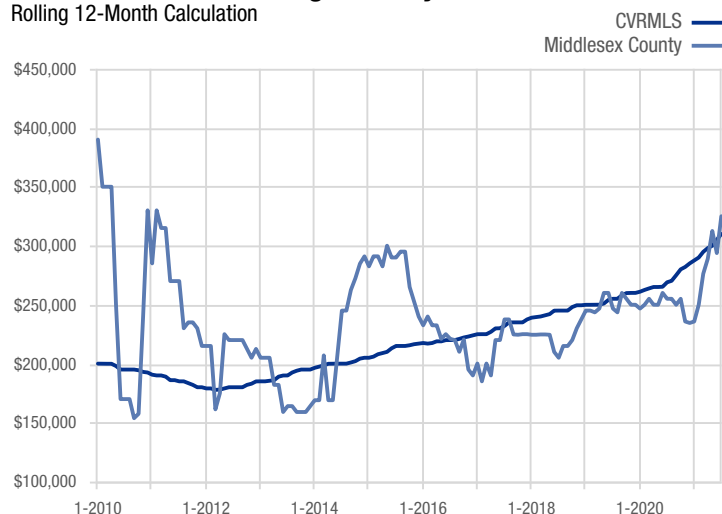
Single Family	July			Year to Date		
Key Metrics	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	5	6	+ 20.0%	44	26	- 40.9%
Pending Sales	7	6	- 14.3%	31	22	- 29.0%
Closed Sales	5	4	- 20.0%	27	16	- 40.7%
Days on Market Until Sale	40	7	- 82.5%	69	57	- 17.4%
Median Sales Price*	\$222,190	\$307,500	+ 38.4%	\$242,250	\$459,500	+ 89.7%
Average Sales Price*	\$247,738	\$335,000	+ 35.2%	\$288,185	\$565,150	+ 96.1%
Percent of Original List Price Received*	97.7%	100.1%	+ 2.5%	96.3%	99.2%	+ 3.0%
Inventory of Homes for Sale	12	7	- 41.7%	—	—	—
Months Supply of Inventory	2.5	2.5	0.0%	—	—	—

Condo/Town	July			Year to Date		
Key Metrics	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	1	0	- 100.0%	4	1	- 75.0%
Pending Sales	1	0	- 100.0%	2	1	- 50.0%
Closed Sales	0	0	0.0%	1	1	0.0%
Days on Market Until Sale	—	—	—	141	32	- 77.3%
Median Sales Price*	—	—	—	\$297,000	\$299,950	+ 1.0%
Average Sales Price*	—	—	—	\$297,000	\$299,950	+ 1.0%
Percent of Original List Price Received*	—	—	—	94.3%	100.0%	+ 6.0%
Inventory of Homes for Sale	2	0	- 100.0%	—	—	—
Months Supply of Inventory	2.0	—	—	—	—	—

* 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.

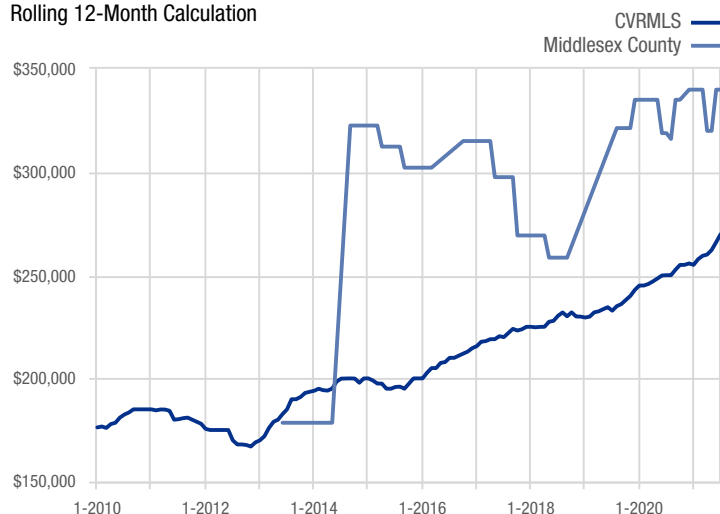
Median Sales Price - Single-Family

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.