

Local Market Update – November 2021

A Research Tool Provided by Central Virginia Regional MLS.



Middlesex County

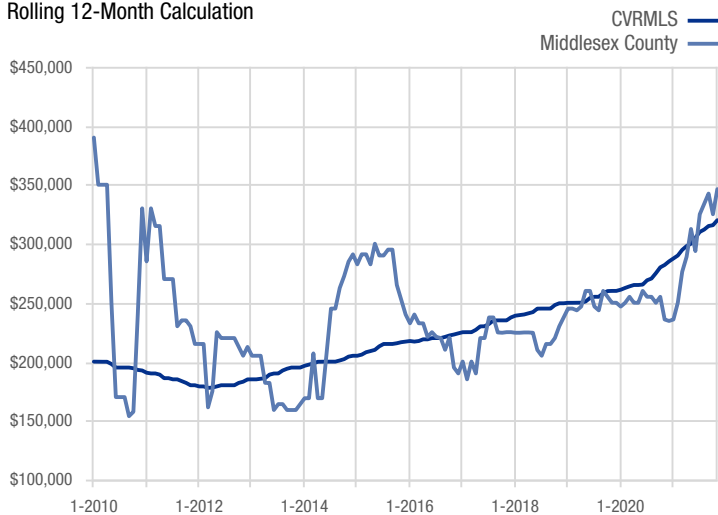
Single Family	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
Key Metrics						
New Listings	5	3	- 40.0%	59	49	- 16.9%
Pending Sales	3	3	0.0%	42	37	- 11.9%
Closed Sales	4	6	+ 50.0%	44	33	- 25.0%
Days on Market Until Sale	69	19	- 72.5%	86	38	- 55.8%
Median Sales Price*	\$207,000	\$382,500	+ 84.8%	\$235,750	\$378,000	+ 60.3%
Average Sales Price*	\$202,750	\$367,492	+ 81.3%	\$301,299	\$477,973	+ 58.6%
Percent of Original List Price Received*	93.2%	98.3%	+ 5.5%	94.3%	97.8%	+ 3.7%
Inventory of Homes for Sale	12	9	- 25.0%	—	—	—
Months Supply of Inventory	2.9	2.8	- 3.4%	—	—	—

Condo/Town	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
Key Metrics						
New Listings	0	0	0.0%	5	1	- 80.0%
Pending Sales	0	0	0.0%	3	1	- 66.7%
Closed Sales	1	0	- 100.0%	3	1	- 66.7%
Days on Market Until Sale	90	—	—	119	32	- 73.1%
Median Sales Price*	\$355,000	—	—	\$339,900	\$299,950	- 11.8%
Average Sales Price*	\$355,000	—	—	\$330,633	\$299,950	- 9.3%
Percent of Original List Price Received*	97.3%	—	—	96.7%	100.0%	+ 3.4%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	1.0	—	—	—	—	—

* 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.

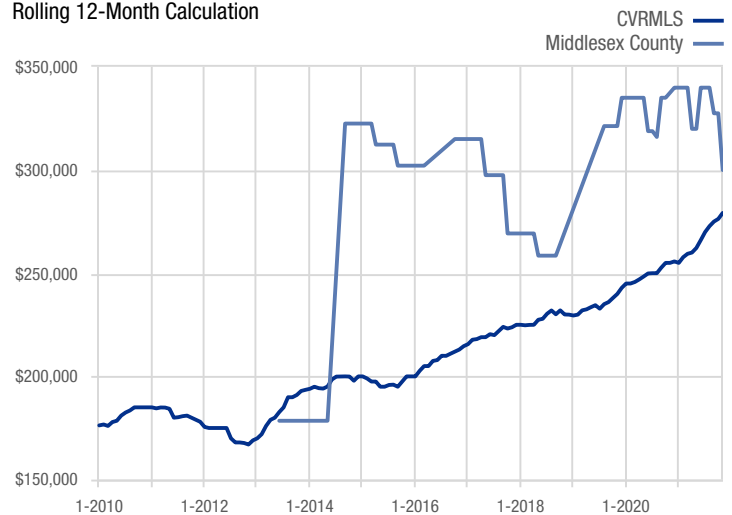
Median Sales Price - Single-Family

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.