

Local Market Update – December 2021

A Research Tool Provided by Central Virginia Regional MLS.



Middlesex County

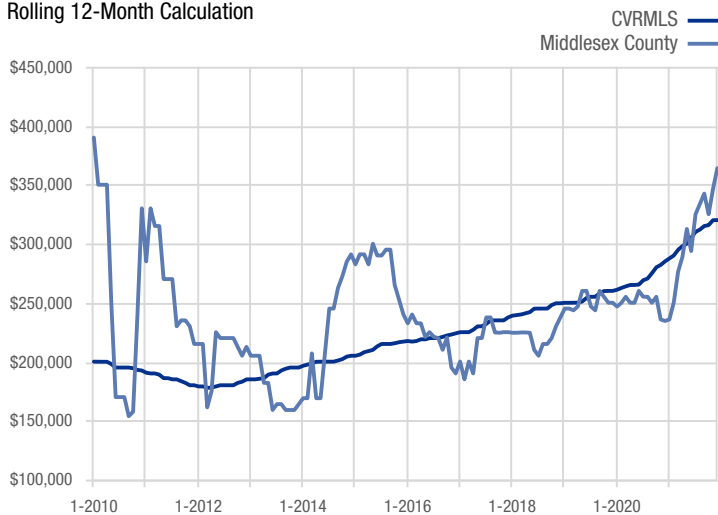
Single Family	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
New Listings	4	3	- 25.0%	63	52	- 17.5%
Pending Sales	1	3	+ 200.0%	43	40	- 7.0%
Closed Sales	3	3	0.0%	47	36	- 23.4%
Days on Market Until Sale	73	46	- 37.0%	85	38	- 55.3%
Median Sales Price*	\$224,700	\$350,000	+ 55.8%	\$234,500	\$364,000	+ 55.2%
Average Sales Price*	\$254,900	\$506,667	+ 98.8%	\$298,206	\$480,364	+ 61.1%
Percent of Original List Price Received*	96.3%	88.1%	- 8.5%	94.4%	97.0%	+ 2.8%
Inventory of Homes for Sale	11	6	- 45.5%	—	—	—
Months Supply of Inventory	2.8	1.8	- 35.7%	—	—	—

Condo/Town	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
New Listings	0	0	0.0%	5	1	- 80.0%
Pending Sales	0	0	0.0%	3	1	- 66.7%
Closed Sales	0	0	0.0%	3	1	- 66.7%
Days on Market Until Sale	—	—	—	119	32	- 73.1%
Median Sales Price*	—	—	—	\$339,900	\$299,950	- 11.8%
Average Sales Price*	—	—	—	\$330,633	\$299,950	- 9.3%
Percent of Original List Price Received*	—	—	—	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.

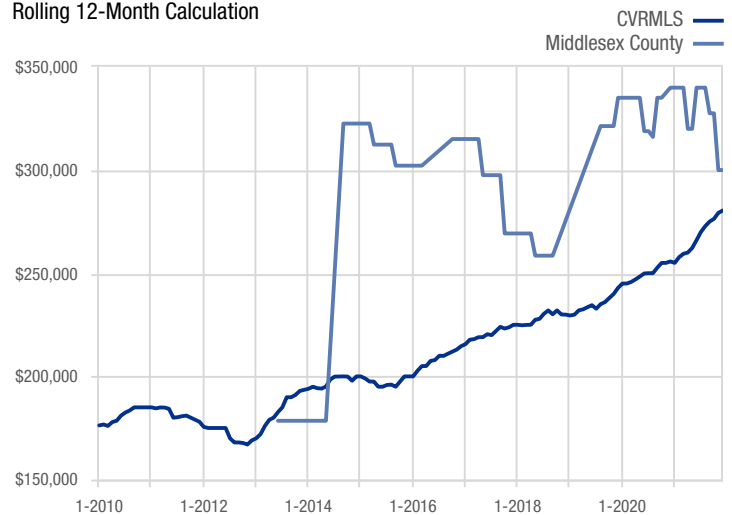
Median Sales Price - Single-Family

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.