

# Local Market Update – May 2021

A Research Tool Provided by Central Virginia Regional MLS.



## Middlesex County

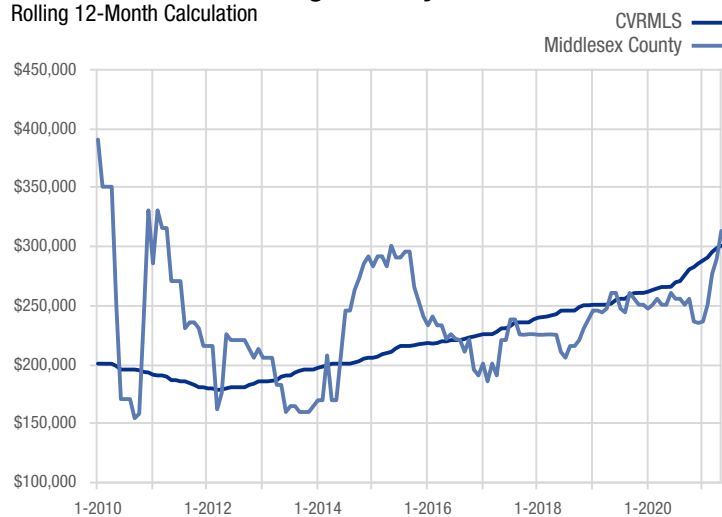
| Single Family                            | May       |                  |          | Year to Date |                  |          |
|--|-----------|------------------|----------|--------------|------------------|----------|
| Key Metrics                              | 2020      | 2021             | % Change | Thru 5-2020  | Thru 5-2021      | % Change |
| New Listings                             | 4         | 3                | - 25.0%  | 33           | 11               | - 66.7%  |
| Pending Sales                            | 6         | 1                | - 83.3%  | 17           | 11               | - 35.3%  |
| Closed Sales                             | 7         | 4                | - 42.9%  | 18           | 12               | - 33.3%  |
| Days on Market Until Sale                | 40        | 121              | + 202.5% | 54           | 74               | + 37.0%  |
| Median Sales Price*                      | \$244,635 | <b>\$770,000</b> | + 214.8% | \$212,500    | <b>\$525,000</b> | + 147.1% |
| Average Sales Price*                     | \$310,870 | <b>\$874,975</b> | + 181.5% | \$260,125    | <b>\$641,867</b> | + 146.8% |
| Percent of Original List Price Received* | 99.5%     | <b>100.6%</b>    | + 1.1%   | 96.7%        | <b>98.9%</b>     | + 2.3%   |
| Inventory of Homes for Sale              | 24        | 5                | - 79.2%  | —            | —                | —        |
| Months Supply of Inventory               | 6.1       | 1.6              | - 73.8%  | —            | —                | —        |

| Condo/Town                               | May  |      |          | Year to Date |                  |          |
|--|------|------|----------|--------------|------------------|----------|
| Key Metrics                              | 2020 | 2021 | % Change | Thru 5-2020  | Thru 5-2021      | % Change |
| New Listings                             | 1    | 0    | - 100.0% | 3            | 1                | - 66.7%  |
| Pending Sales                            | 1    | 0    | - 100.0% | 1            | 1                | 0.0%     |
| Closed Sales                             | 0    | 0    | 0.0%     | 0            | 1                | —        |
| Days on Market Until Sale                | —    | —    | —        | —            | 32               | —        |
| Median Sales Price*                      | —    | —    | —        | —            | <b>\$299,950</b> | —        |
| Average Sales Price*                     | —    | —    | —        | —            | <b>\$299,950</b> | —        |
| Percent of Original List Price Received* | —    | —    | —        | —            | <b>100.0%</b>    | —        |
| 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.

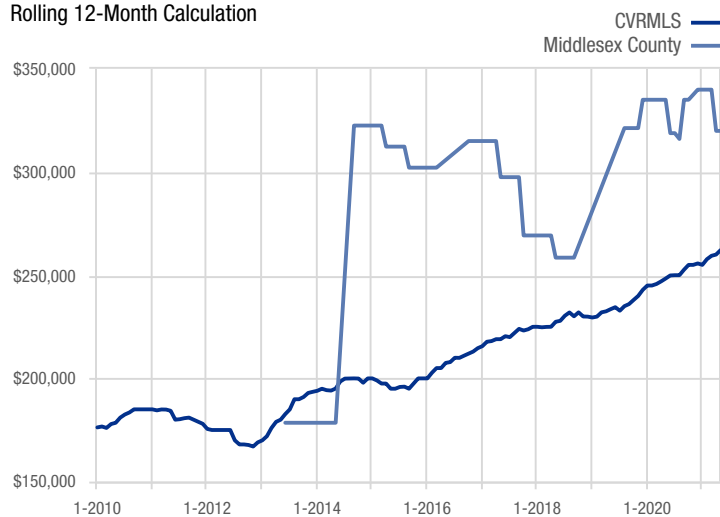
### Median Sales Price - Single-Family

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.