

Local Market Update – August 2022

A Research Tool Provided by Central Virginia Regional MLS.



Middlesex County

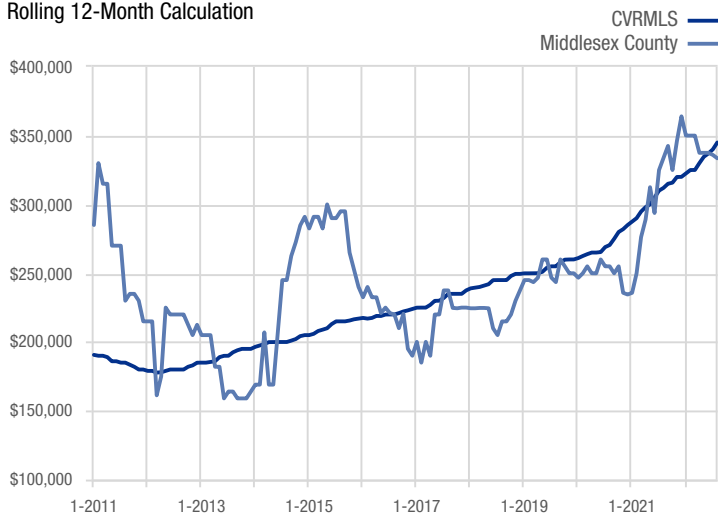
Single Family	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	7	7	0.0%	33	52	+ 57.6%
Pending Sales	3	1	- 66.7%	21	34	+ 61.9%
Closed Sales	2	8	+ 300.0%	19	34	+ 78.9%
Days on Market Until Sale	13	32	+ 146.2%	50	29	- 42.0%
Median Sales Price*	\$466,900	\$302,500	- 35.2%	\$449,000	\$322,000	- 28.3%
Average Sales Price*	\$466,900	\$450,813	- 3.4%	\$542,166	\$365,657	- 32.6%
Percent of Original List Price Received*	89.9%	94.7%	+ 5.3%	98.3%	97.5%	- 0.8%
Inventory of Homes for Sale	14	11	- 21.4%	—	—	—
Months Supply of Inventory	5.4	2.6	- 51.9%	—	—	—

Condo/Town	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	0	0	0.0%	1	2	+ 100.0%
Pending Sales	0	0	0.0%	1	0	- 100.0%
Closed Sales	0	0	0.0%	1	0	- 100.0%
Days on Market Until Sale	—	—	—	32	—	—
Median Sales Price*	—	—	—	\$299,950	—	—
Average Sales Price*	—	—	—	\$299,950	—	—
Percent of Original List Price Received*	—	—	—	100.0%	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

* 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.

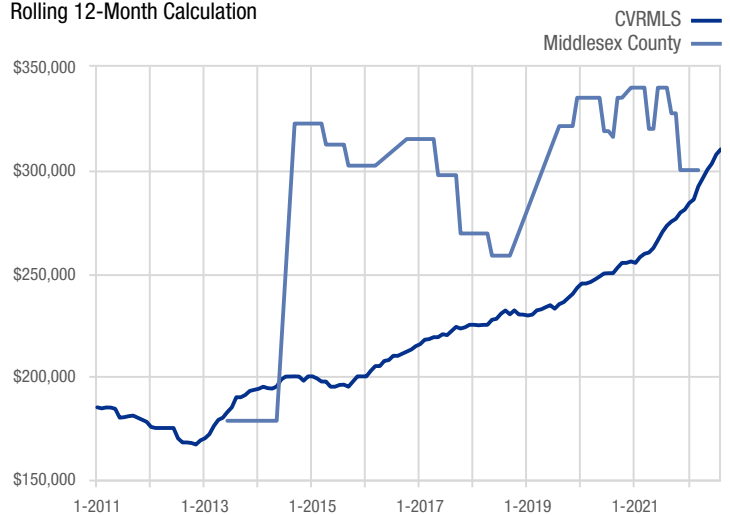
Median Sales Price - Single-Family

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.