Local Market Update – September 2022
A Research Tool Provided by Central Virginia Regional MLS.

CVRMLS

Middlesex County
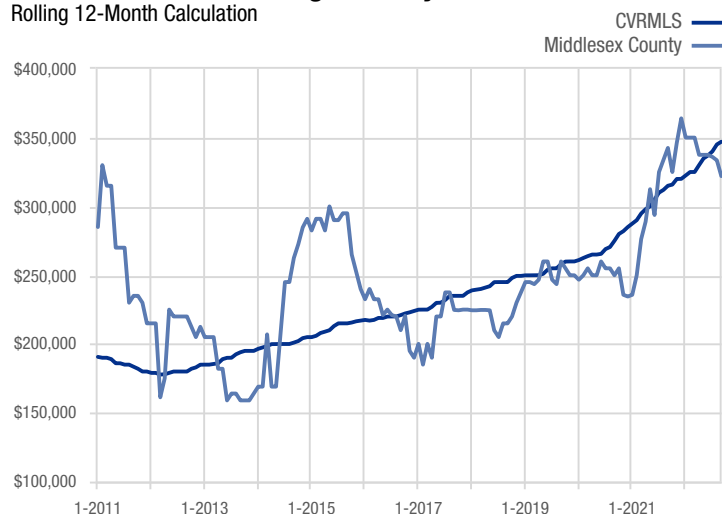
Single Family	September			Year to Date		
Key Metrics	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
New Listings	6	6	0.0%	39	58	+ 48.7%
Pending Sales	6	5	- 16.7%	27	39	+ 44.4%
Closed Sales	4	5	+ 25.0%	23	39	+ 69.6%
Days on Market Until Sale	14	8	- 42.9%	44	27	- 38.6%
Median Sales Price*	$381,250	$300,000	- 21.3%	$449,000	$321,000	- 28.5%
Average Sales Price*	$434,750	$383,020	- 11.9%	$523,485	$367,942	- 29.7%
Percent of Original List Price Received*	102.7%	103.9%	+ 1.2%	99.0%	98.3%	- 0.7%
Inventory of Homes for Sale	13	12	- 7.7%	—	—	—
Months Supply of Inventory	4.6	2.9	- 37.0%	—	—	—

Condo/Town	September			Year to Date		
Key Metrics	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% 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.
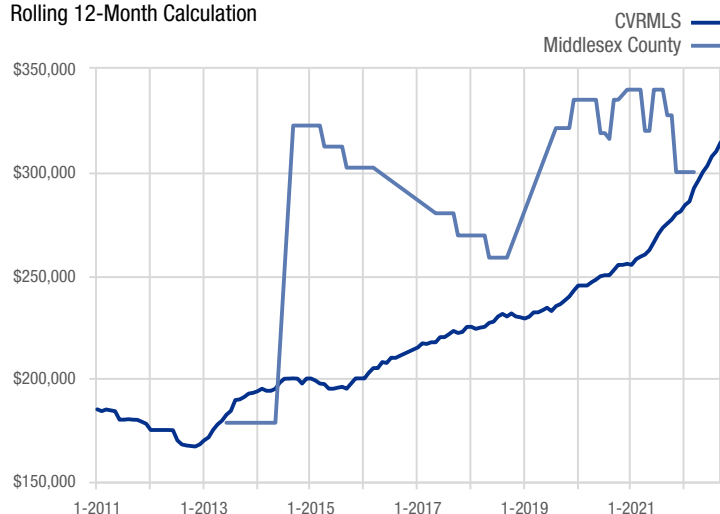
Median Sales Price - Single-Family
Rolling 12-Month Calculation

CVRMLS —
Middlesex County —

Median Sales Price - Condo/Town
Rolling 12-Month Calculation

CVRMLS —
Middlesex County —

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.