

Local Market Update – November 2022

A Research Tool Provided by Central Virginia Regional MLS.



Middlesex County

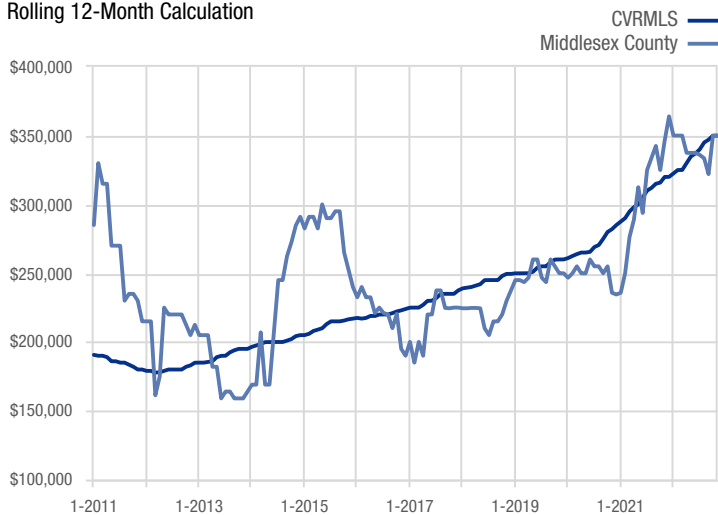
Single Family	November			Year to Date		
Key Metrics	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	3	1	- 66.7%	49	65	+ 32.7%
Pending Sales	3	3	0.0%	36	48	+ 33.3%
Closed Sales	6	4	- 33.3%	33	47	+ 42.4%
Days on Market Until Sale	19	43	+ 126.3%	38	29	- 23.7%
Median Sales Price*	\$382,500	\$334,500	- 12.5%	\$378,000	\$347,450	- 8.1%
Average Sales Price*	\$367,492	\$357,250	- 2.8%	\$477,973	\$391,691	- 18.1%
Percent of Original List Price Received*	98.3%	91.0%	- 7.4%	97.8%	97.8%	0.0%
Inventory of Homes for Sale	11	7	- 36.4%	—	—	—
Months Supply of Inventory	3.6	1.7	- 52.8%	—	—	—

Condo/Town	November			Year to Date		
Key Metrics	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% 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.

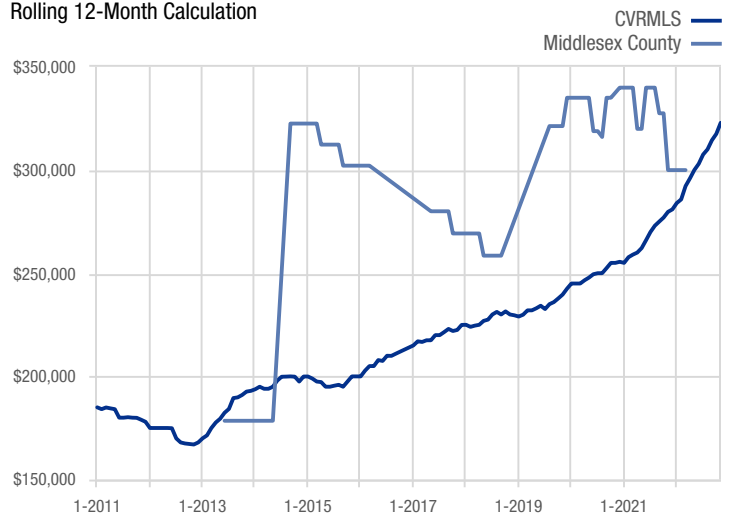
Median Sales Price - Single-Family

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.