

Local Market Update – April 2022

A Research Tool Provided by Central Virginia Regional MLS.



Middlesex County

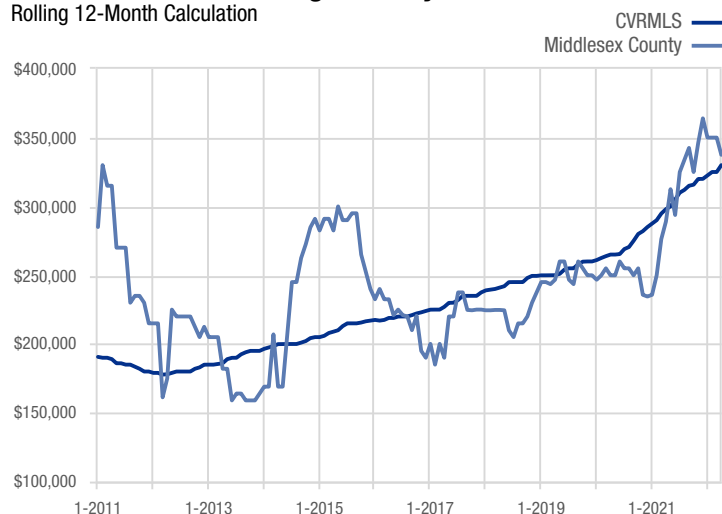
Single Family	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	2	8	+ 300.0%	8	26	+ 225.0%
Pending Sales	2	6	+ 200.0%	9	15	+ 66.7%
Closed Sales	3	3	0.0%	8	10	+ 25.0%
Days on Market Until Sale	99	12	- 87.9%	51	23	- 54.9%
Median Sales Price*	\$449,000	\$215,000	- 52.1%	\$487,000	\$298,500	- 38.7%
Average Sales Price*	\$590,833	\$284,967	- 51.8%	\$525,313	\$310,190	- 41.0%
Percent of Original List Price Received*	95.0%	100.0%	+ 5.3%	98.1%	97.3%	- 0.8%
Inventory of Homes for Sale	8	13	+ 62.5%	—	—	—
Months Supply of Inventory	2.3	3.6	+ 56.5%	—	—	—

Condo/Town	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	0	1	—	1	1	0.0%
Pending Sales	0	0	0.0%	1	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	32	—	—	32	—	—
Median Sales Price*	\$299,950	—	—	\$299,950	—	—
Average Sales Price*	\$299,950	—	—	\$299,950	—	—
Percent of Original List Price Received*	100.0%	—	—	100.0%	—	—
Inventory of Homes for Sale	0	1	—	—	—	—
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.

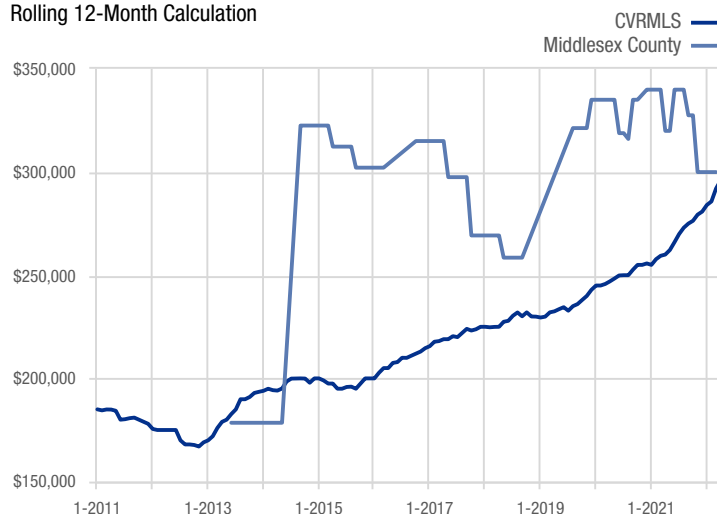
Median Sales Price - Single-Family

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.