

Local Market Update – January 2023

A Research Tool Provided by Central Virginia Regional MLS.



Middlesex County

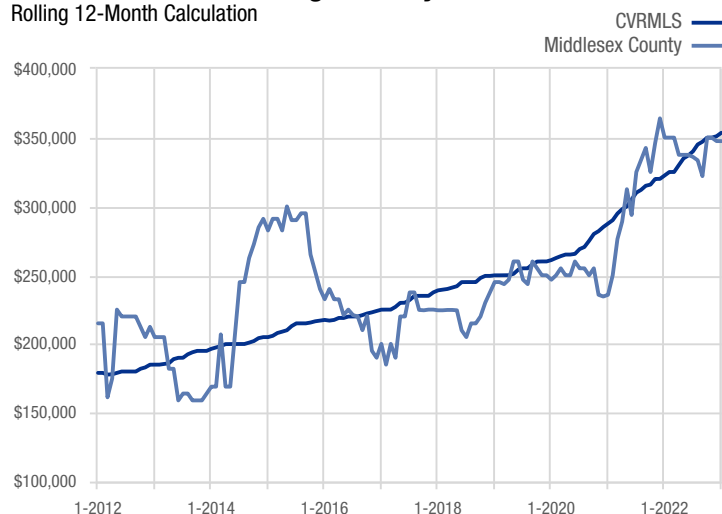
Single Family	January			Year to Date		
Key Metrics	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
New Listings	4	4	0.0%	4	4	0.0%
Pending Sales	3	7	+ 133.3%	3	7	+ 133.3%
Closed Sales	2	2	0.0%	2	2	0.0%
Days on Market Until Sale	31	8	- 74.2%	31	8	- 74.2%
Median Sales Price*	\$218,500	\$228,500	+ 4.6%	\$218,500	\$228,500	+ 4.6%
Average Sales Price*	\$218,500	\$228,500	+ 4.6%	\$218,500	\$228,500	+ 4.6%
Percent of Original List Price Received*	98.1%	100.5%	+ 2.4%	98.1%	100.5%	+ 2.4%
Inventory of Homes for Sale	8	3	- 62.5%	—	—	—
Months Supply of Inventory	2.6	0.6	- 76.9%	—	—	—

Condo/Town	January			Year to Date		
Key Metrics	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
New Listings	0	1	—	0	1	—
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of Original List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	2	—	—	—	—
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.

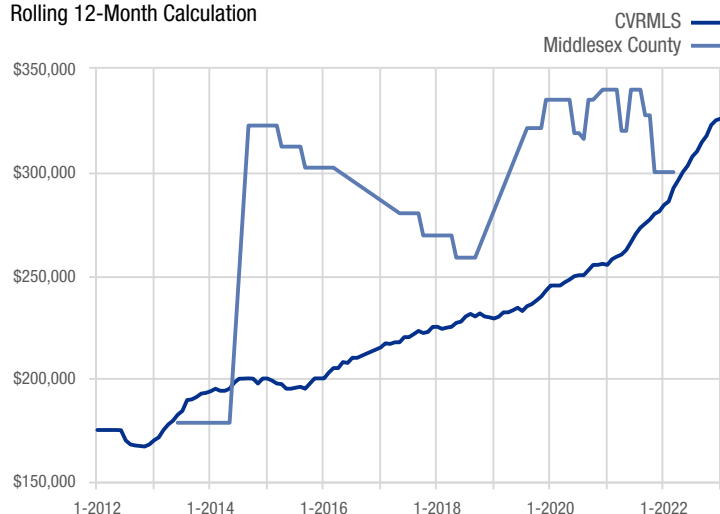
Median Sales Price - Single-Family

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.