

Local Market Update – February 2023

A Research Tool Provided by Central Virginia Regional MLS.



Middlesex County

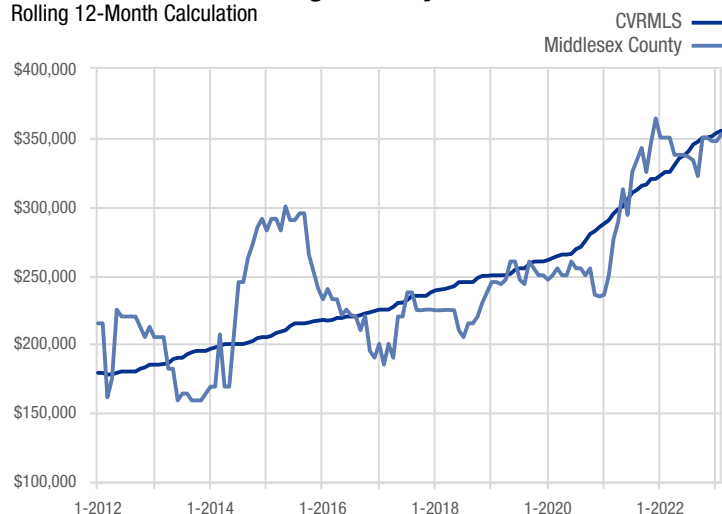
Single Family	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	6	1	- 83.3%	10	5	- 50.0%
Pending Sales	2	3	+ 50.0%	5	9	+ 80.0%
Closed Sales	1	1	0.0%	3	3	0.0%
Days on Market Until Sale	28	89	+ 217.9%	30	35	+ 16.7%
Median Sales Price*	\$235,000	\$365,000	+ 55.3%	\$235,000	\$290,000	+ 23.4%
Average Sales Price*	\$235,000	\$365,000	+ 55.3%	\$224,000	\$274,000	+ 22.3%
Percent of Original List Price Received*	90.4%	97.3%	+ 7.6%	95.5%	99.5%	+ 4.2%
Inventory of Homes for Sale	11	2	- 81.8%	—	—	—
Months Supply of Inventory	3.7	0.4	- 89.2%	—	—	—

Condo/Town	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	0	0	0.0%	0	1	—
Pending Sales	0	1	—	0	1	—
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	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.

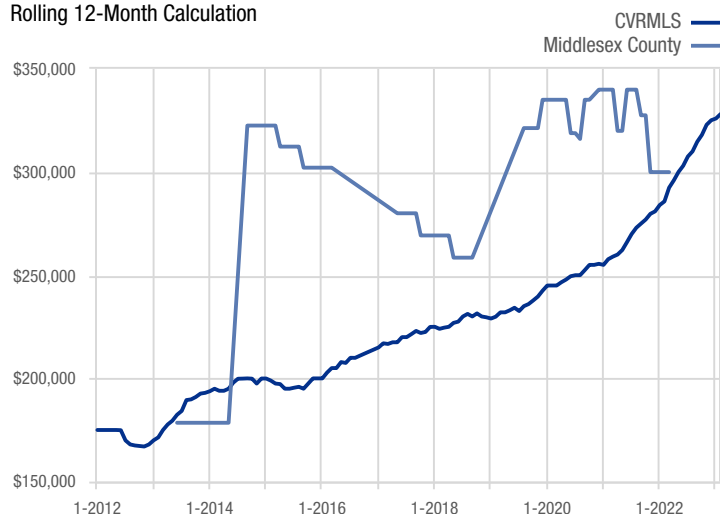
Median Sales Price - Single-Family

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.