

Local Market Update – March 2023

A Research Tool Provided by Central Virginia Regional MLS.



Middlesex County

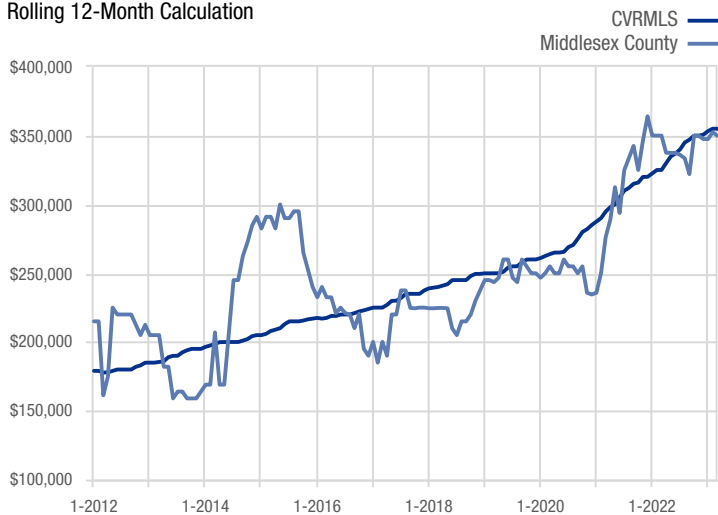
Single Family	March			Year to Date		
Key Metrics	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	8	4	- 50.0%	18	9	- 50.0%
Pending Sales	3	0	- 100.0%	8	9	+ 12.5%
Closed Sales	4	5	+ 25.0%	7	8	+ 14.3%
Days on Market Until Sale	25	95	+ 280.0%	27	72	+ 166.7%
Median Sales Price*	\$402,500	\$575,000	+ 42.9%	\$312,000	\$327,500	+ 5.0%
Average Sales Price*	\$393,750	\$548,500	+ 39.3%	\$321,000	\$445,563	+ 38.8%
Percent of Original List Price Received*	96.7%	87.1%	- 9.9%	96.2%	91.8%	- 4.6%
Inventory of Homes for Sale	14	6	- 57.1%	—	—	—
Months Supply of Inventory	4.4	1.2	- 72.7%	—	—	—

Condo/Town	March			Year to Date		
Key Metrics	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	0	1	—	0	2	—
Pending Sales	0	0	0.0%	0	1	—
Closed Sales	0	1	—	0	1	—
Days on Market Until Sale	—	57	—	—	57	—
Median Sales Price*	—	\$351,000	—	—	\$351,000	—
Average Sales Price*	—	\$351,000	—	—	\$351,000	—
Percent of Original List Price Received*	—	88.0%	—	—	88.0%	—
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	1.0	—	—	—	—

* 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.

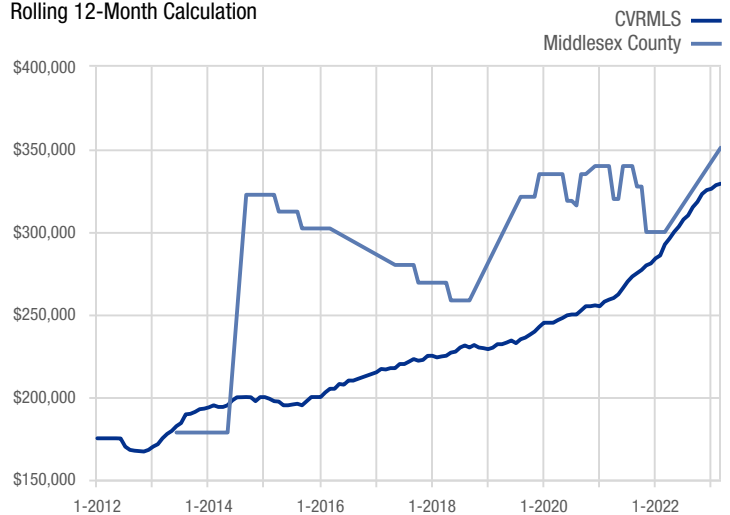
Median Sales Price - Single-Family

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.