

Local Market Update – April 2023

A Research Tool Provided by Central Virginia Regional MLS.



Middlesex County

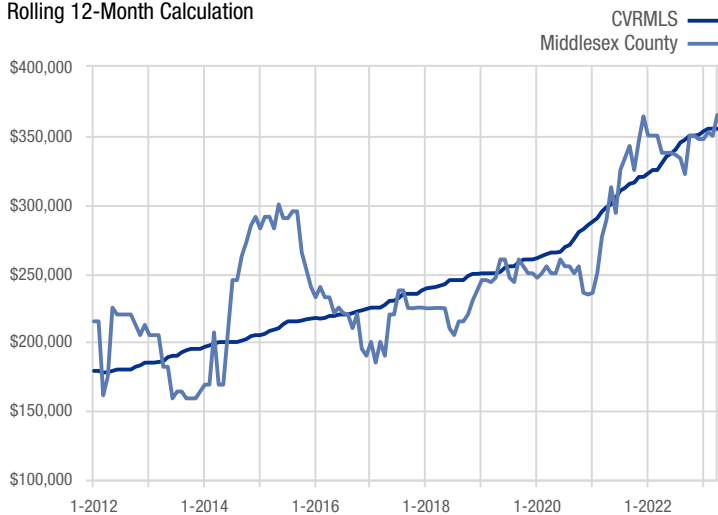
Single Family	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	8	5	- 37.5%	26	14	- 46.2%
Pending Sales	5	5	0.0%	13	14	+ 7.7%
Closed Sales	3	1	- 66.7%	10	9	- 10.0%
Days on Market Until Sale	12	2	- 83.3%	23	65	+ 182.6%
Median Sales Price*	\$215,000	\$1,132,000	+ 426.5%	\$298,500	\$365,000	+ 22.3%
Average Sales Price*	\$284,967	\$1,132,000	+ 297.2%	\$310,190	\$521,833	+ 68.2%
Percent of Original List Price Received*	100.0%	98.4%	- 1.6%	97.3%	92.5%	- 4.9%
Inventory of Homes for Sale	16	5	- 68.8%	—	—	—
Months Supply of Inventory	4.7	1.0	- 78.7%	—	—	—

Condo/Town	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	1	0	- 100.0%	1	2	+ 100.0%
Pending Sales	0	0	0.0%	0	1	—
Closed Sales	0	0	0.0%	0	1	—
Days on Market Until Sale	—	—	—	—	57	—
Median Sales Price*	—	—	—	—	\$351,000	—
Average Sales Price*	—	—	—	—	\$351,000	—
Percent of Original List Price Received*	—	—	—	—	88.0%	—
Inventory of Homes for Sale	1	1	0.0%	—	—	—
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.

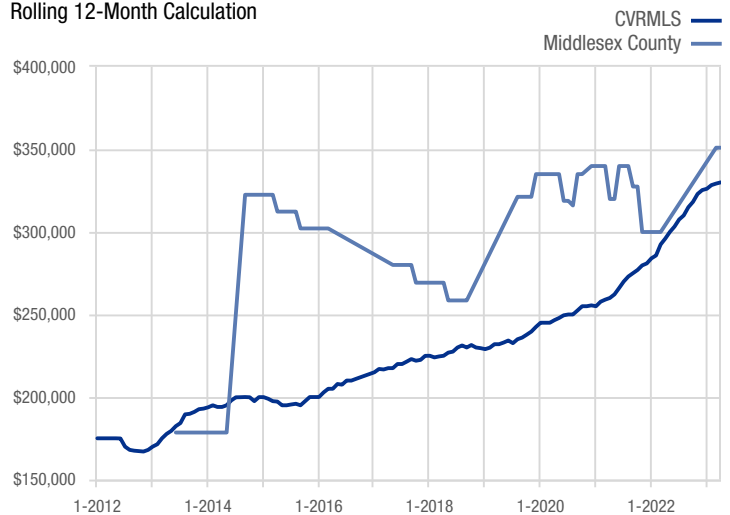
Median Sales Price - Single-Family

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.