

Local Market Update – May 2023

A Research Tool Provided by Central Virginia Regional MLS.



Middlesex County

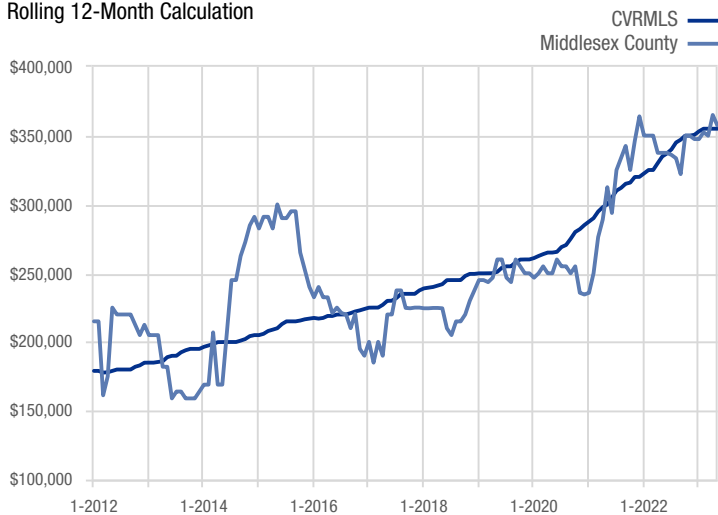
Single Family	May			Year to Date		
Key Metrics	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% Change
New Listings	9	9	0.0%	35	23	- 34.3%
Pending Sales	9	7	- 22.2%	22	21	- 4.5%
Closed Sales	8	7	- 12.5%	18	16	- 11.1%
Days on Market Until Sale	43	7	- 83.7%	32	40	+ 25.0%
Median Sales Price*	\$392,709	\$405,900	+ 3.4%	\$333,500	\$385,450	+ 15.6%
Average Sales Price*	\$330,165	\$433,971	+ 31.4%	\$319,068	\$483,394	+ 51.5%
Percent of Original List Price Received*	101.8%	99.6%	- 2.2%	99.3%	95.6%	- 3.7%
Inventory of Homes for Sale	16	7	- 56.3%	—	—	—
Months Supply of Inventory	3.9	1.5	- 61.5%	—	—	—

Condo/Town	May			Year to Date		
Key Metrics	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% Change
New Listings	0	0	0.0%	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	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.

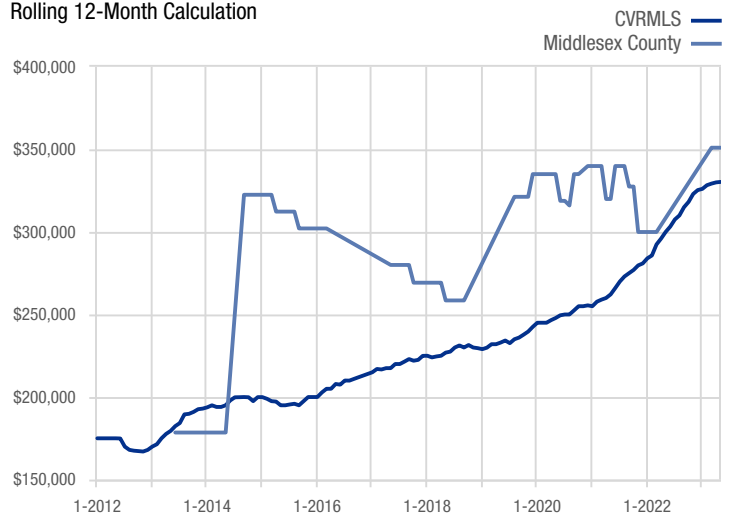
Median Sales Price - Single-Family

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.