

Local Market Update – June 2023

A Research Tool Provided by Central Virginia Regional MLS.



Middlesex County

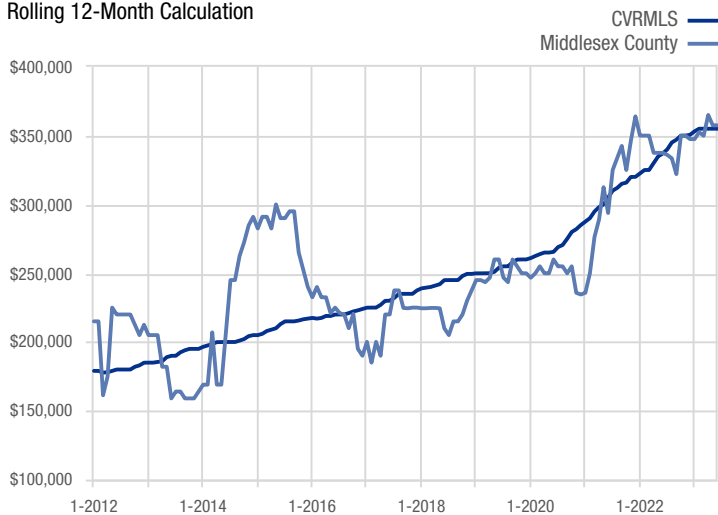
Single Family	June			Year to Date		
Key Metrics	2022	2023	% Change	Thru 6-2022	Thru 6-2023	% Change
New Listings	2	7	+ 250.0%	37	30	- 18.9%
Pending Sales	3	7	+ 133.3%	25	28	+ 12.0%
Closed Sales	3	4	+ 33.3%	21	20	- 4.8%
Days on Market Until Sale	16	16	0.0%	30	35	+ 16.7%
Median Sales Price*	\$412,450	\$325,000	- 21.2%	\$333,500	\$385,450	+ 15.6%
Average Sales Price*	\$412,450	\$318,750	- 22.7%	\$328,406	\$450,465	+ 37.2%
Percent of Original List Price Received*	98.0%	95.4%	- 2.7%	99.2%	95.6%	- 3.6%
Inventory of Homes for Sale	13	6	- 53.8%	—	—	—
Months Supply of Inventory	3.3	1.2	- 63.6%	—	—	—

Condo/Town	June			Year to Date		
Key Metrics	2022	2023	% Change	Thru 6-2022	Thru 6-2023	% Change
New Listings	0	2	—	1	4	+ 300.0%
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	2	—	—	—	—
Months Supply of Inventory	—	2.0	—	—	—	—

* 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.

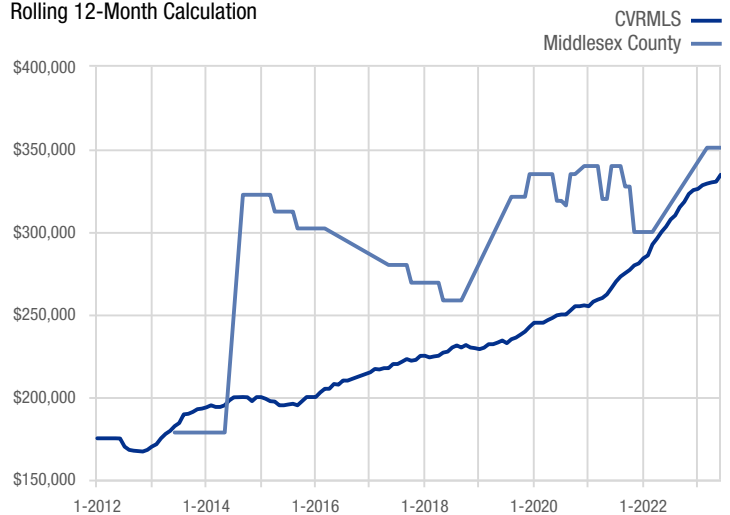
Median Sales Price - Single-Family

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.