

Local Market Update – July 2023

A Research Tool Provided by Central Virginia Regional MLS.



Middlesex County

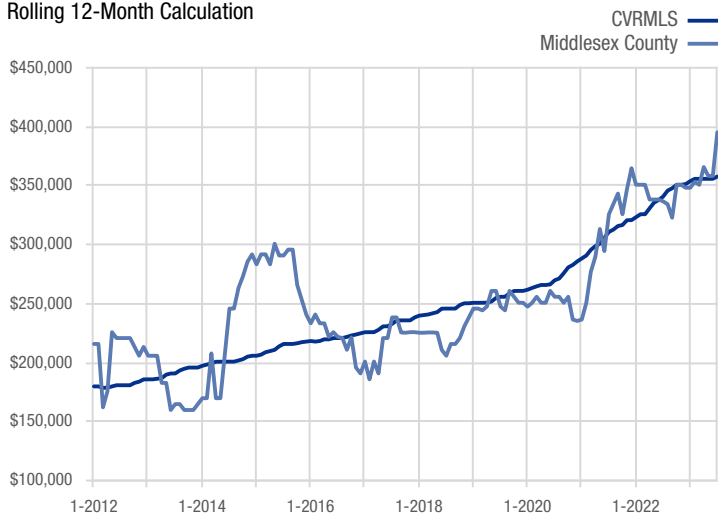
Single Family	July			Year to Date		
	2022	2023	% Change	Thru 7-2022	Thru 7-2023	% Change
New Listings	8	5	- 37.5%	45	35	- 22.2%
Pending Sales	8	3	- 62.5%	33	31	- 6.1%
Closed Sales	5	6	+ 20.0%	26	26	0.0%
Days on Market Until Sale	23	27	+ 17.4%	29	33	+ 13.8%
Median Sales Price*	\$322,000	\$413,500	+ 28.4%	\$322,000	\$387,950	+ 20.5%
Average Sales Price*	\$378,415	\$393,825	+ 4.1%	\$338,408	\$437,394	+ 29.3%
Percent of Original List Price Received*	95.0%	95.7%	+ 0.7%	98.4%	95.6%	- 2.8%
Inventory of Homes for Sale	10	8	- 20.0%	—	—	—
Months Supply of Inventory	2.3	1.7	- 26.1%	—	—	—

Condo/Town	July			Year to Date		
	2022	2023	% Change	Thru 7-2022	Thru 7-2023	% Change
New Listings	1	1	0.0%	2	5	+ 150.0%
Pending Sales	0	2	—	0	3	—
Closed Sales	0	1	—	0	2	—
Days on Market Until Sale	—	4	—	—	31	—
Median Sales Price*	—	\$325,000	—	—	\$338,000	—
Average Sales Price*	—	\$325,000	—	—	\$338,000	—
Percent of Original List Price Received*	—	101.6%	—	—	94.8%	—
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	—	0.7	—	—	—	—

* 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.

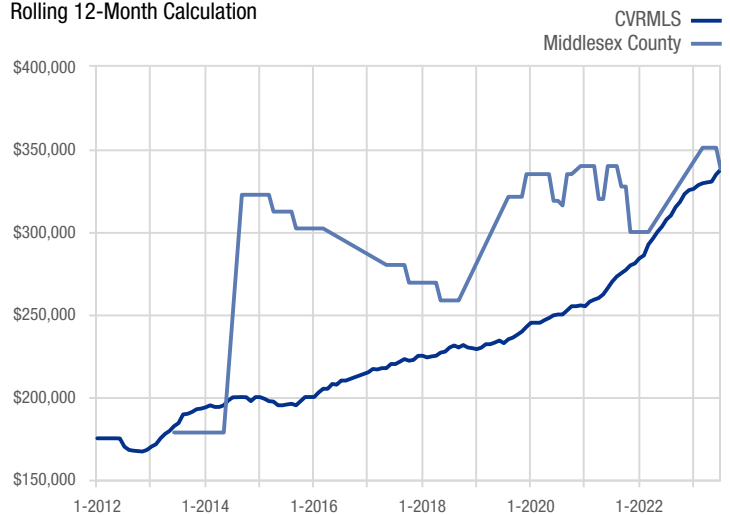
Median Sales Price - Single-Family

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.