

Local Market Update – August 2023

A Research Tool Provided by Central Virginia Regional MLS.



Middlesex County

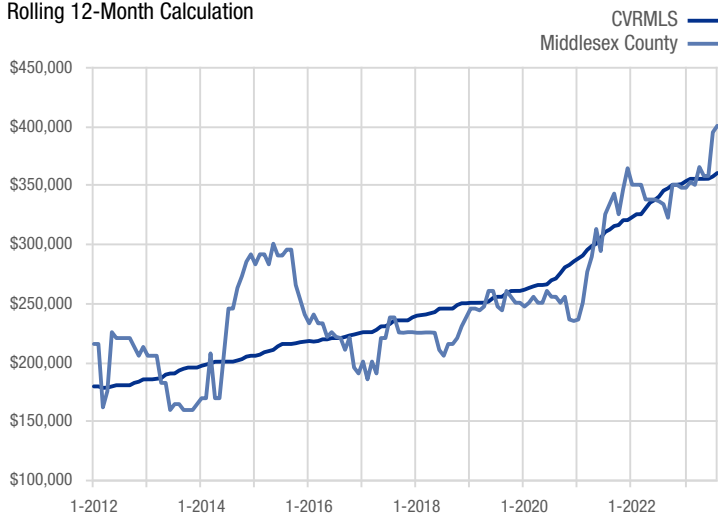
Single Family	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	7	5	- 28.6%	52	40	- 23.1%
Pending Sales	1	2	+ 100.0%	34	33	- 2.9%
Closed Sales	8	3	- 62.5%	34	29	- 14.7%
Days on Market Until Sale	32	37	+ 15.6%	29	33	+ 13.8%
Median Sales Price*	\$302,500	\$325,000	+ 7.4%	\$322,000	\$370,000	+ 14.9%
Average Sales Price*	\$450,813	\$339,983	- 24.6%	\$365,657	\$427,317	+ 16.9%
Percent of Original List Price Received*	94.7%	97.9%	+ 3.4%	97.5%	95.8%	- 1.7%
Inventory of Homes for Sale	11	11	0.0%	—	—	—
Months Supply of Inventory	2.6	2.3	- 11.5%	—	—	—

Condo/Town	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	0	1	—	2	6	+ 200.0%
Pending Sales	0	1	—	0	4	—
Closed Sales	0	1	—	0	3	—
Days on Market Until Sale	—	16	—	—	26	—
Median Sales Price*	—	\$370,000	—	—	\$351,000	—
Average Sales Price*	—	\$370,000	—	—	\$348,667	—
Percent of Original List Price Received*	—	90.5%	—	—	93.3%	—
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	0.8	—	—	—	—

* 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.

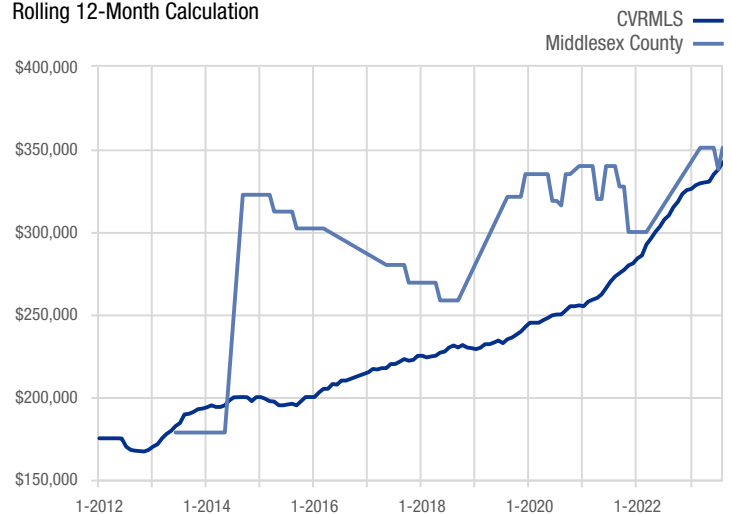
Median Sales Price - Single-Family

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.