

# Local Market Update – September 2023

A Research Tool Provided by Central Virginia Regional MLS.



## Middlesex County

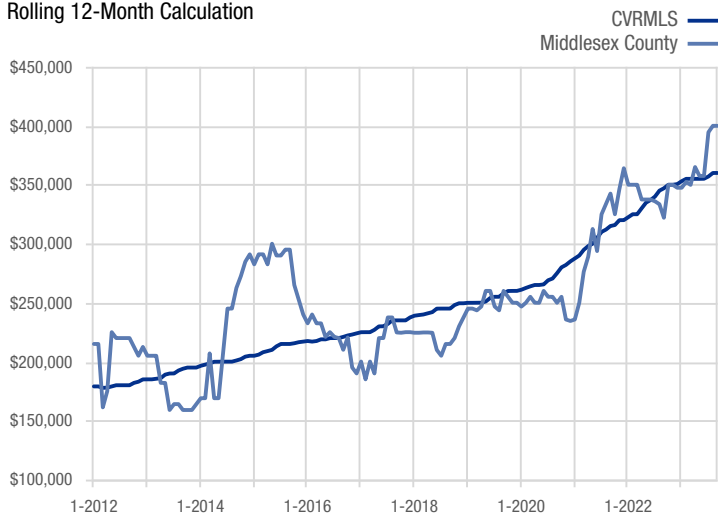
Single Family	September			Year to Date		
Key Metrics	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
New Listings	6	7	+ 16.7%	58	47	- 19.0%
Pending Sales	5	5	0.0%	39	38	- 2.6%
Closed Sales	5	2	- 60.0%	39	31	- 20.5%
Days on Market Until Sale	8	28	+ 250.0%	27	33	+ 22.2%
Median Sales Price*	\$300,000	<b>\$277,450</b>	- 7.5%	\$321,000	<b>\$365,000</b>	+ 13.7%
Average Sales Price*	\$383,020	<b>\$277,450</b>	- 27.6%	\$367,942	<b>\$417,648</b>	+ 13.5%
Percent of Original List Price Received*	103.9%	<b>99.2%</b>	- 4.5%	98.3%	<b>96.0%</b>	- 2.3%
Inventory of Homes for Sale	12	12	0.0%	—	—	—
Months Supply of Inventory	2.9	2.6	- 10.3%	—	—	—

Condo/Town	September			Year to Date		
Key Metrics	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
New Listings	0	0	0.0%	2	6	+ 200.0%
Pending Sales	0	0	0.0%	0	4	—
Closed Sales	0	0	0.0%	0	3	—
Days on Market Until Sale	—	—	—	—	26	—
Median Sales Price*	—	—	—	—	<b>\$351,000</b>	—
Average Sales Price*	—	—	—	—	<b>\$348,667</b>	—
Percent of Original List Price Received*	—	—	—	—	<b>93.3%</b>	—
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.

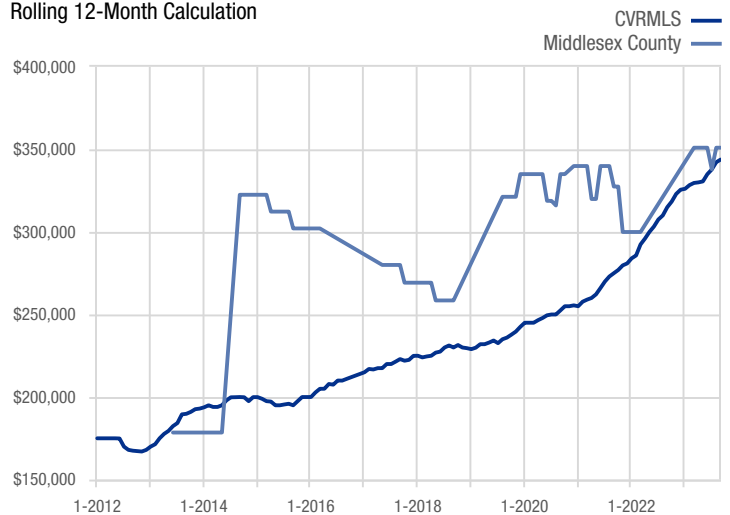
### Median Sales Price - Single-Family

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.