

Local Market Update – October 2023

A Research Tool Provided by Central Virginia Regional MLS.



Middlesex County

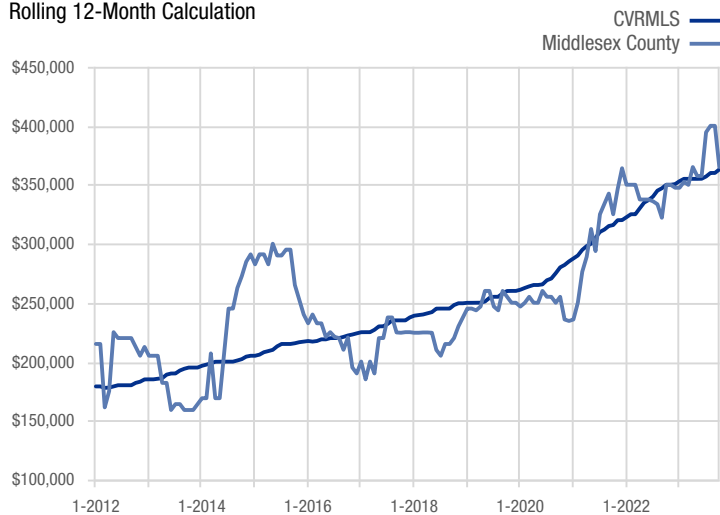
Single Family	October			Year to Date		
Key Metrics	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	6	2	- 66.7%	64	49	- 23.4%
Pending Sales	6	3	- 50.0%	45	41	- 8.9%
Closed Sales	4	4	0.0%	43	35	- 18.6%
Days on Market Until Sale	43	41	- 4.7%	28	34	+ 21.4%
Median Sales Price*	\$567,500	\$363,750	- 35.9%	\$347,450	\$365,000	+ 5.1%
Average Sales Price*	\$651,750	\$392,875	- 39.7%	\$394,971	\$414,817	+ 5.0%
Percent of Original List Price Received*	100.1%	93.0%	- 7.1%	98.5%	95.7%	- 2.8%
Inventory of Homes for Sale	10	10	0.0%	—	—	—
Months Supply of Inventory	2.4	2.3	- 4.2%	—	—	—

Condo/Town	October			Year to Date		
Key Metrics	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	0	1	—	2	7	+ 250.0%
Pending Sales	0	0	0.0%	0	4	—
Closed Sales	0	1	—	0	4	—
Days on Market Until Sale	—	10	—	—	22	—
Median Sales Price*	—	\$325,100	—	—	\$338,050	—
Average Sales Price*	—	\$325,100	—	—	\$342,775	—
Percent of Original List Price Received*	—	100.0%	—	—	95.0%	—
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.

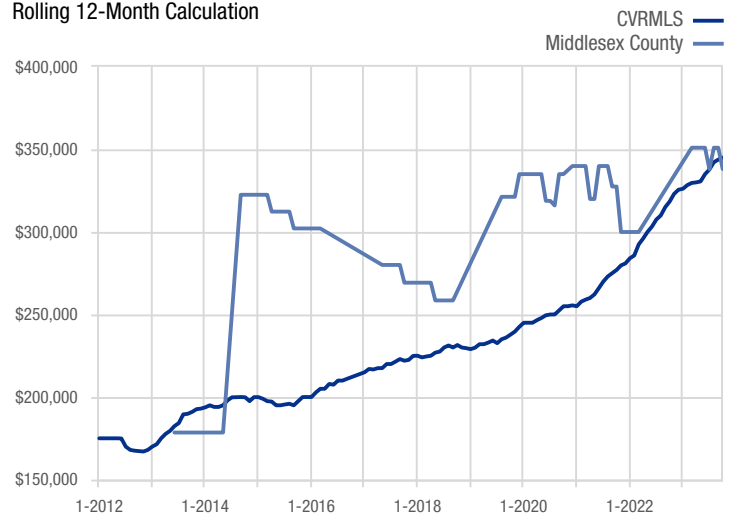
Median Sales Price - Single-Family

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.