

Local Market Update – December 2025

A Research Tool Provided by Central Virginia Regional MLS.



Middlesex County

Single Family

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	3	0	- 100.0%	64	84	+ 31.3%
Pending Sales	2	4	+ 100.0%	40	53	+ 32.5%
Closed Sales	1	5	+ 400.0%	38	51	+ 34.2%
Days on Market Until Sale	41	70	+ 70.7%	53	58	+ 9.4%
Median Sales Price*	\$270,000	\$292,000	+ 8.1%	\$327,450	\$421,150	+ 28.6%
Average Sales Price*	\$270,000	\$386,250	+ 43.1%	\$415,664	\$535,696	+ 28.9%
Percent of Original List Price Received*	100.0%	95.4%	- 4.6%	96.1%	93.3%	- 2.9%
Inventory of Homes for Sale	13	13	0.0%	—	—	—
Months Supply of Inventory	3.9	2.9	- 25.6%	—	—	—

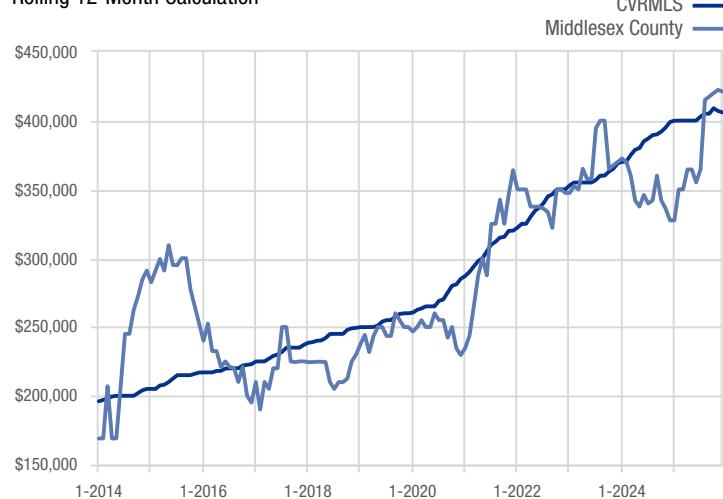
Condo/Town

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	0	0	0.0%	6	7	+ 16.7%
Pending Sales	0	0	0.0%	4	2	- 50.0%
Closed Sales	0	1	—	4	2	- 50.0%
Days on Market Until Sale	—	4	—	6	3	- 50.0%
Median Sales Price*	—	\$560,000	—	\$419,500	\$474,998	+ 13.2%
Average Sales Price*	—	\$560,000	—	\$444,750	\$474,998	+ 6.8%
Percent of Original List Price Received*	—	101.8%	—	100.1%	100.9%	+ 0.8%
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	1.0	—	—	—	—

* 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.

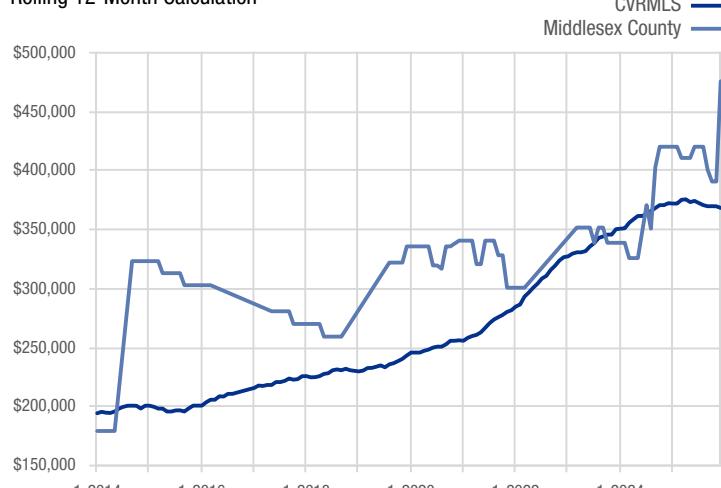
Median Sales Price - Single-Family

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.