

Local Market Update – January 2026

A Research Tool Provided by Central Virginia Regional MLS.



Middlesex County

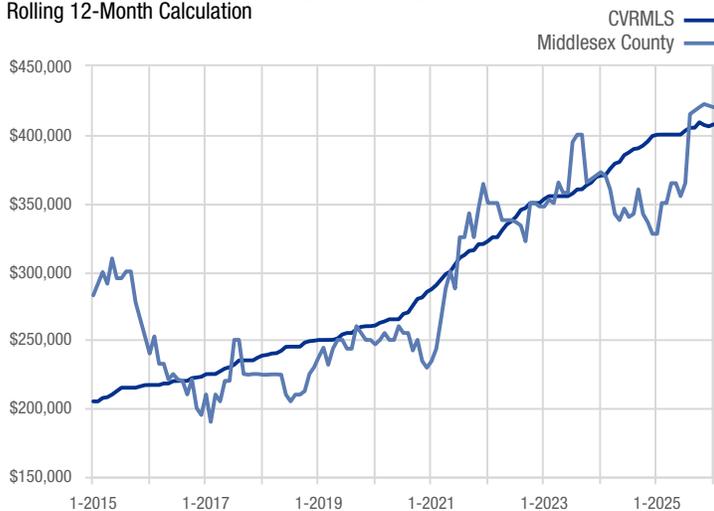
Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
Key Metrics						
New Listings	4	7	+ 75.0%	4	7	+ 75.0%
Pending Sales	2	4	+ 100.0%	2	4	+ 100.0%
Closed Sales	1	4	+ 300.0%	1	4	+ 300.0%
Days on Market Until Sale	75	82	+ 9.3%	75	82	+ 9.3%
Median Sales Price*	\$108,000	\$294,500	+ 172.7%	\$108,000	\$294,500	+ 172.7%
Average Sales Price*	\$108,000	\$713,500	+ 560.6%	\$108,000	\$713,500	+ 560.6%
Percent of Original List Price Received*	77.1%	92.6%	+ 20.1%	77.1%	92.6%	+ 20.1%
Inventory of Homes for Sale	11	12	+ 9.1%	—	—	—
Months Supply of Inventory	3.4	2.6	- 23.5%	—	—	—

Condo/Town	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
Key Metrics						
New Listings	2	0	- 100.0%	2	0	- 100.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of Original List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	2	1	- 50.0%	—	—	—
Months Supply of Inventory	1.5	1.0	- 33.3%	—	—	—

* 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.

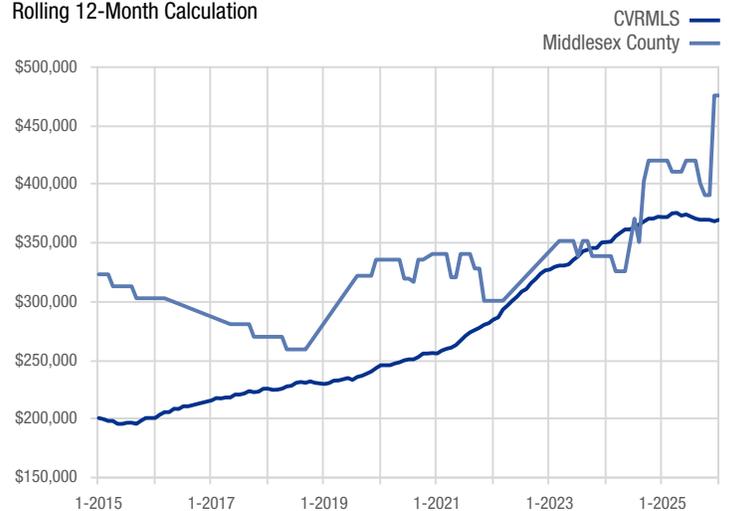
Median Sales Price - Single-Family

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.