

Local Market Update – April 2026

A Research Tool Provided by Central Virginia Regional MLS.



Middlesex County

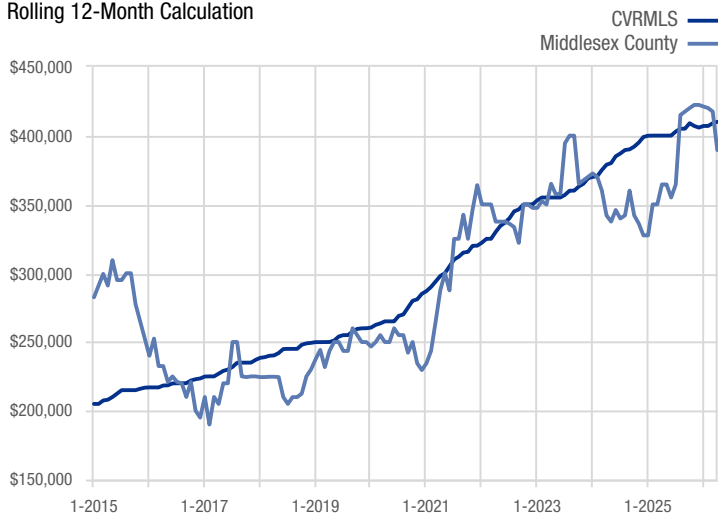
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	6	7	+ 16.7%	27	30	+ 11.1%
Pending Sales	4	7	+ 75.0%	13	15	+ 15.4%
Closed Sales	4	4	0.0%	13	14	+ 7.7%
Days on Market Until Sale	62	32	- 48.4%	69	51	- 26.1%
Median Sales Price*	\$467,500	\$317,000	- 32.2%	\$445,000	\$345,000	- 22.5%
Average Sales Price*	\$460,000	\$358,000	- 22.2%	\$525,346	\$520,957	- 0.8%
Percent of Original List Price Received*	95.1%	95.3%	+ 0.2%	90.5%	94.3%	+ 4.2%
Inventory of Homes for Sale	19	20	+ 5.3%	—	—	—
Months Supply of Inventory	5.4	4.3	- 20.4%	—	—	—

Condo/Town	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	0	0	0.0%	4	0	- 100.0%
Pending Sales	0	0	0.0%	1	1	0.0%
Closed Sales	0	1	—	1	1	0.0%
Days on Market Until Sale	—	166	—	2	166	+ 8,200.0%
Median Sales Price*	—	\$422,000	—	\$389,995	\$422,000	+ 8.2%
Average Sales Price*	—	\$422,000	—	\$389,995	\$422,000	+ 8.2%
Percent of Original List Price Received*	—	98.2%	—	100.0%	98.2%	- 1.8%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
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.

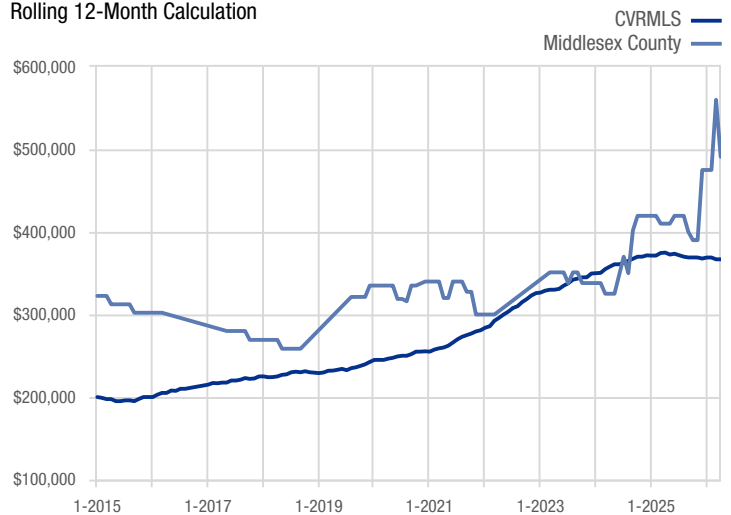
Median Sales Price - Single-Family

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.