Local Market Update – June 2026

A Research Tool Provided by Central Virginia Regional MLS.

Middlesex County

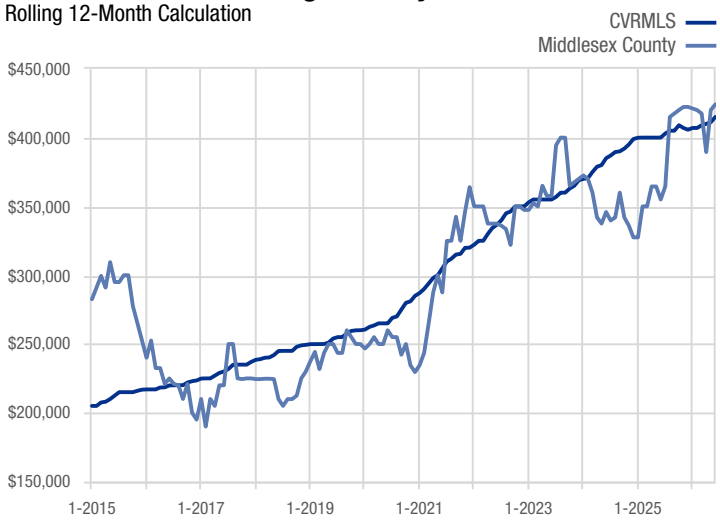
Single Family	June			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	8	**11**	+ 37.5%	45	**56**	+ 24.4%
Pending Sales	3	**11**	+ 266.7%	23	**32**	+ 39.1%
Closed Sales	7	**7**	0.0%	21	**26**	+ 23.8%
Days on Market Until Sale	44	**29**	- 34.1%	74	**53**	- 28.4%
Median Sales Price*	$325,000	**$515,000**	+ 58.5%	$415,000	**$403,750**	- 2.7%
Average Sales Price*	$450,000	**$535,000**	+ 18.9%	$491,876	**$532,915**	+ 8.3%
Percent of Original List Price Received*	93.6%	**92.7%**	- 1.0%	90.6%	**94.1%**	+ 3.9%
Inventory of Homes for Sale	25	**22**	- 12.0%	—	**—**	—
Months Supply of Inventory	7.1	**4.2**	- 40.8%	—	**—**	—

Condo/Town	June			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	0	**0**	0.0%	5	**0**	- 100.0%
Pending Sales	0	**0**	0.0%	1	**1**	0.0%
Closed Sales	0	**0**	0.0%	1	**1**	0.0%
Days on Market Until Sale	—	**—**	—	2	**166**	+ 8,200.0%
Median Sales Price*	—	**—**	—	$389,995	**$422,000**	+ 8.2%
Average Sales Price*	—	**—**	—	$389,995	**$422,000**	+ 8.2%
Percent of Original List Price Received*	—	**—**	—	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.

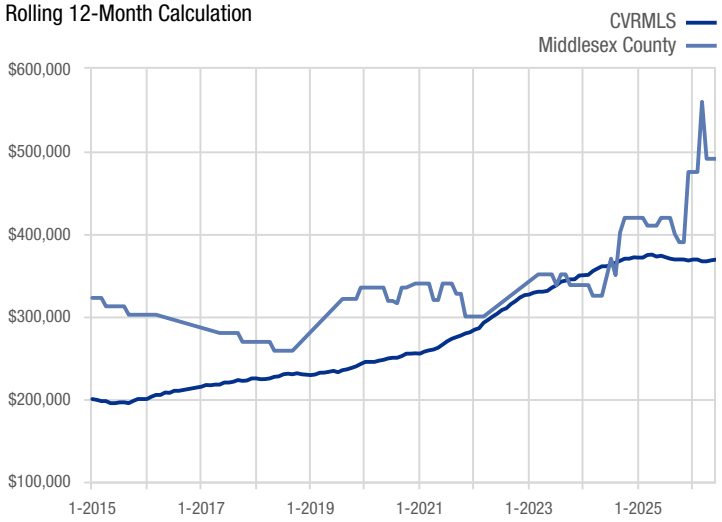
Median Sales Price - Single-Family

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.

Current as of July 10, 2026. All data from Central Virginia Regional MLS. Report © 2026 ShowingTime Plus, LLC.