

Local Market Update – July 2026

A Research Tool Provided by Central Virginia Regional MLS.



Middlesex County

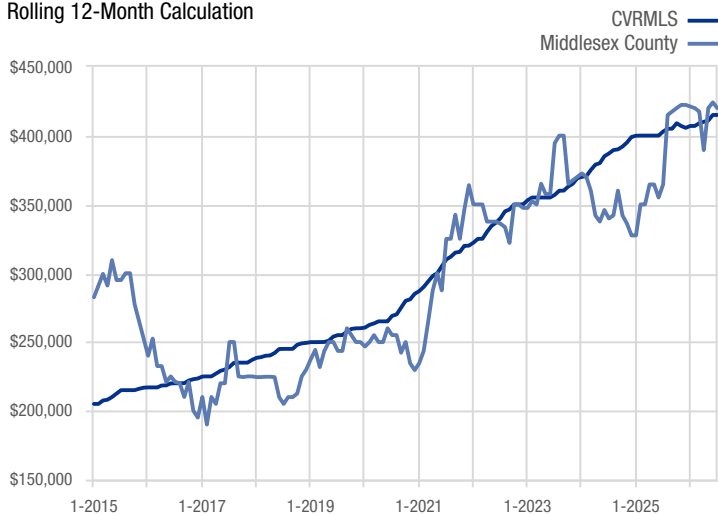
Single Family	July			Year to Date		
	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	11	4	- 63.6%	56	59	+ 5.4%
Pending Sales	6	9	+ 50.0%	29	40	+ 37.9%
Closed Sales	4	9	+ 125.0%	25	35	+ 40.0%
Days on Market Until Sale	56	10	- 82.1%	71	42	- 40.8%
Median Sales Price*	\$856,250	\$425,000	- 50.4%	\$442,000	\$420,000	- 5.0%
Average Sales Price*	\$1,013,625	\$473,439	- 53.3%	\$575,356	\$517,621	- 10.0%
Percent of Original List Price Received*	94.1%	99.9%	+ 6.2%	91.0%	95.7%	+ 5.2%
Inventory of Homes for Sale	28	16	- 42.9%	—	—	—
Months Supply of Inventory	8.4	3.0	- 64.3%	—	—	—

Condo/Town	July			Year to Date		
	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% 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.

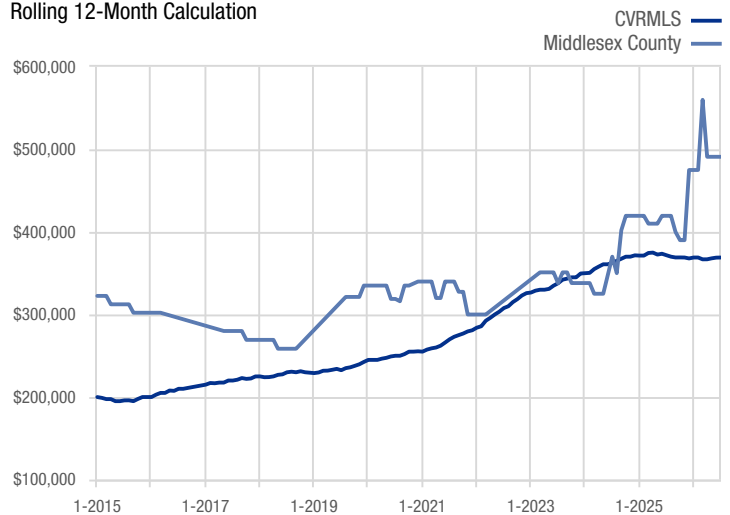
Median Sales Price - Single-Family

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.