Local Market Update – August 2026

A Research Tool Provided by Central Virginia Regional MLS.

Middlesex County

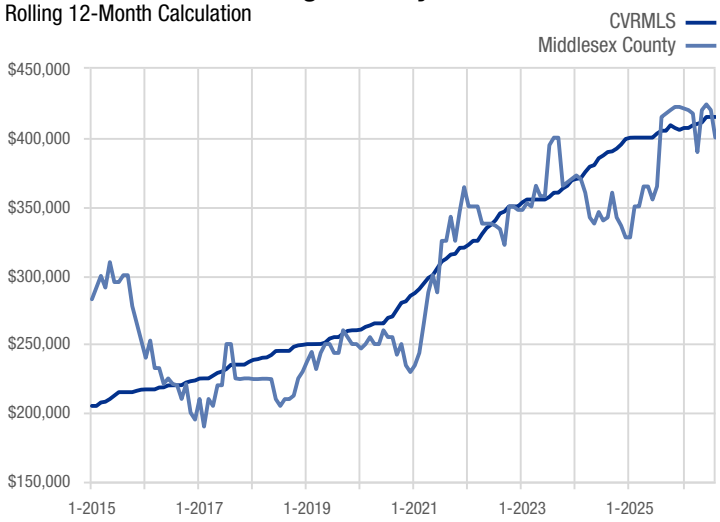
Single Family	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	11	**15**	+ 36.4%	67	**74**	+ 10.4%
Pending Sales	10	**6**	- 40.0%	39	**45**	+ 15.4%
Closed Sales	7	**7**	0.0%	32	**42**	+ 31.3%
Days on Market Until Sale	32	**52**	+ 62.5%	65	**44**	- 32.3%
Median Sales Price*	$426,000	**$448,000**	+ 5.2%	$434,000	**$422,500**	- 2.6%
Average Sales Price*	$436,710	**$430,493**	- 1.4%	$552,248	**$503,100**	- 8.9%
Percent of Original List Price Received*	97.6%	**93.5%**	- 4.2%	92.2%	**95.3%**	+ 3.4%
Inventory of Homes for Sale	25	**24**	- 4.0%	—	**—**	—
Months Supply of Inventory	6.5	**4.8**	- 26.2%	—	**—**	—

Condo/Town	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% 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	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.

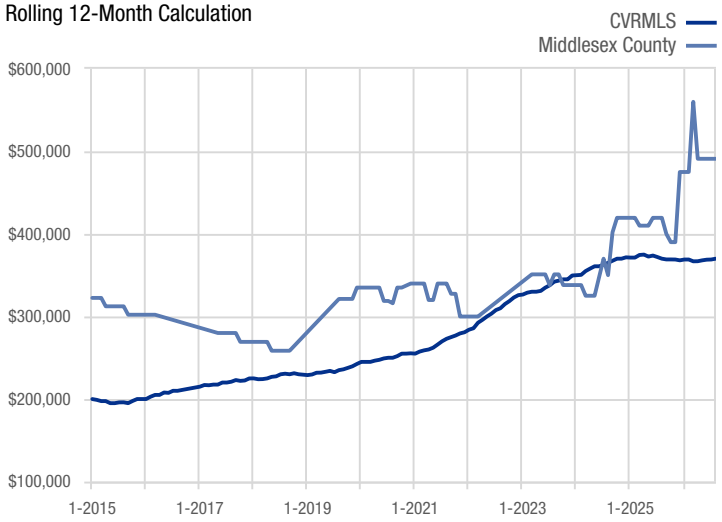
Median Sales Price - Single-Family

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.

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