Local Market Update – October 2026

A Research Tool Provided by Central Virginia Regional MLS.

Middlesex County

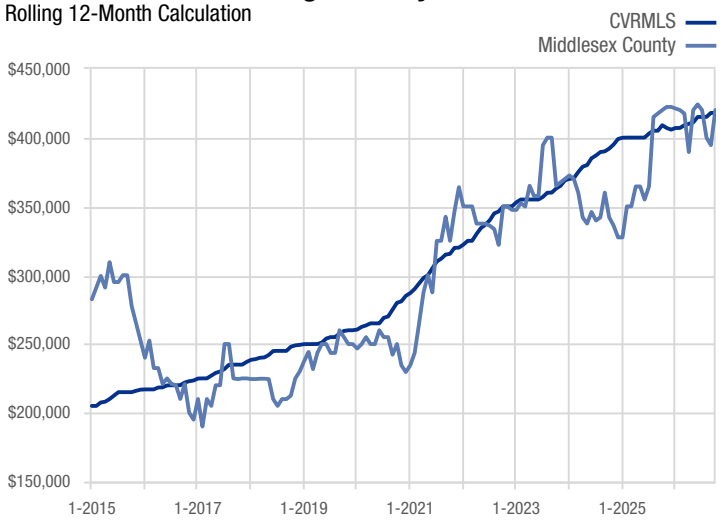
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	7	**9**	+ 28.6%	77	**95**	+ 23.4%
Pending Sales	3	**4**	+ 33.3%	47	**55**	+ 17.0%
Closed Sales	7	**6**	- 14.3%	46	**55**	+ 19.6%
Days on Market Until Sale	34	**60**	+ 76.5%	56	**51**	- 8.9%
Median Sales Price*	$344,900	**$475,000**	+ 37.7%	$424,150	**$422,500**	- 0.4%
Average Sales Price*	$532,693	**$489,583**	- 8.1%	$548,277	**$523,641**	- 4.5%
Percent of Original List Price Received*	95.8%	**94.9%**	- 0.9%	93.6%	**94.9%**	+ 1.4%
Inventory of Homes for Sale	21	**25**	+ 19.0%	—	**—**	—
Months Supply of Inventory	4.9	**4.8**	- 2.0%	—	**—**	—

Condo/Town	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	2	**0**	- 100.0%	7	**0**	- 100.0%
Pending Sales	1	**0**	- 100.0%	2	**1**	- 50.0%
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.

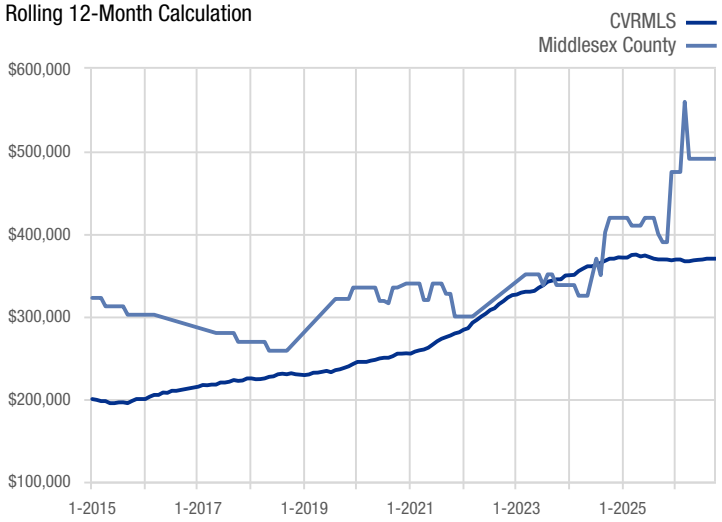
Median Sales Price - Single-Family

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 November 10, 2026. All data from Central Virginia Regional MLS. Report © 2026 ShowingTime Plus, LLC.