

Local Market Update – July 2024

A Research Tool Provided by Central Virginia Regional MLS.



Middlesex County

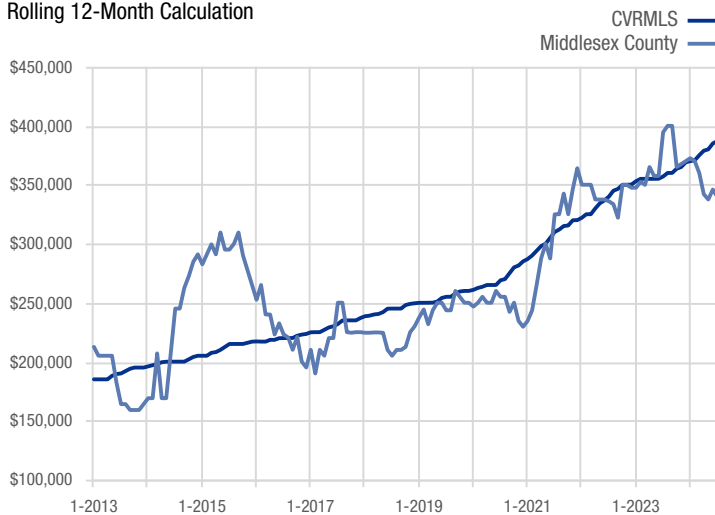
Single Family	July			Year to Date		
	2023	2024	% Change	Thru 7-2023	Thru 7-2024	% Change
New Listings	5	12	+ 140.0%	35	48	+ 37.1%
Pending Sales	2	9	+ 350.0%	29	31	+ 6.9%
Closed Sales	6	4	- 33.3%	26	19	- 26.9%
Days on Market Until Sale	27	14	- 48.1%	33	50	+ 51.5%
Median Sales Price*	\$413,500	\$366,000	- 11.5%	\$387,950	\$324,900	- 16.3%
Average Sales Price*	\$393,825	\$339,225	- 13.9%	\$437,394	\$394,742	- 9.8%
Percent of Original List Price Received*	95.7%	100.1%	+ 4.6%	95.6%	98.5%	+ 3.0%
Inventory of Homes for Sale	9	16	+ 77.8%	—	—	—
Months Supply of Inventory	2.0	4.5	+ 125.0%	—	—	—

Condo/Town	July			Year to Date		
	2023	2024	% Change	Thru 7-2023	Thru 7-2024	% Change
New Listings	1	0	- 100.0%	5	2	- 60.0%
Pending Sales	2	0	- 100.0%	3	1	- 66.7%
Closed Sales	1	0	- 100.0%	2	1	- 50.0%
Days on Market Until Sale	4	—	—	31	5	- 83.9%
Median Sales Price*	\$325,000	—	—	\$338,000	\$375,000	+ 10.9%
Average Sales Price*	\$325,000	—	—	\$338,000	\$375,000	+ 10.9%
Percent of Original List Price Received*	101.6%	—	—	94.8%	107.1%	+ 13.0%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	0.7	—	—	—	—	—

* 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.

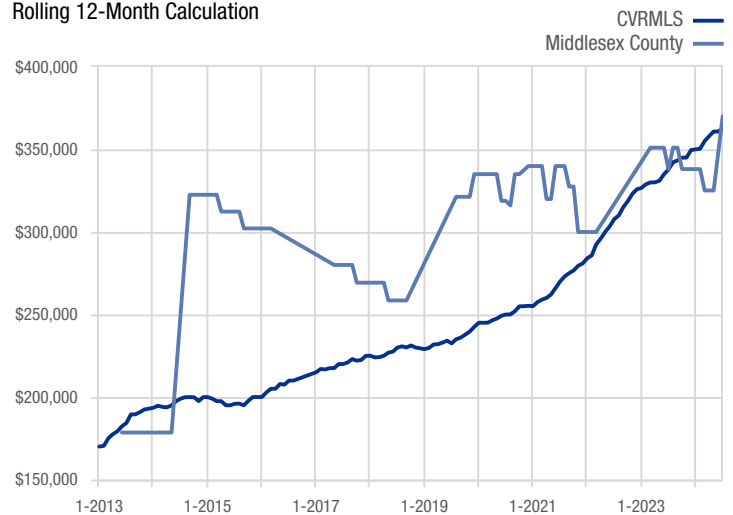
Median Sales Price - Single-Family

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.