

# Local Market Update – December 2024

A Research Tool Provided by Central Virginia Regional MLS.



## Middlesex County

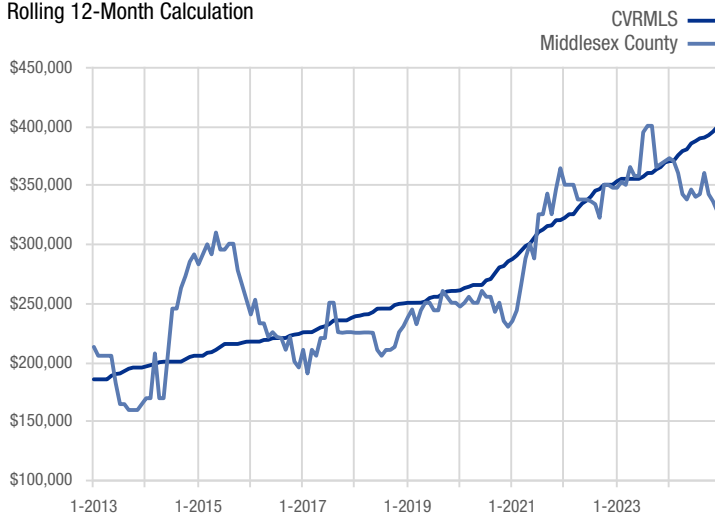
Single Family	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	2	3	+ 50.0%	53	64	+ 20.8%
Pending Sales	2	2	0.0%	41	40	- 2.4%
Closed Sales	1	1	0.0%	39	38	- 2.6%
Days on Market Until Sale	8	41	+ 412.5%	33	53	+ 60.6%
Median Sales Price*	\$670,000	\$270,000	- 59.7%	\$370,000	\$327,450	- 11.5%
Average Sales Price*	\$670,000	\$270,000	- 59.7%	\$419,352	\$415,664	- 0.9%
Percent of Original List Price Received*	99.3%	100.0%	+ 0.7%	95.7%	96.1%	+ 0.4%
Inventory of Homes for Sale	7	12	+ 71.4%	—	—	—
Months Supply of Inventory	1.9	3.6	+ 89.5%	—	—	—

Condo/Town	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	0	0	0.0%	8	6	- 25.0%
Pending Sales	0	0	0.0%	4	4	0.0%
Closed Sales	0	0	0.0%	4	4	0.0%
Days on Market Until Sale	—	—	—	22	6	- 72.7%
Median Sales Price*	—	—	—	\$338,050	\$419,500	+ 24.1%
Average Sales Price*	—	—	—	\$342,775	\$444,750	+ 29.7%
Percent of Original List Price Received*	—	—	—	95.0%	100.1%	+ 5.4%
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.

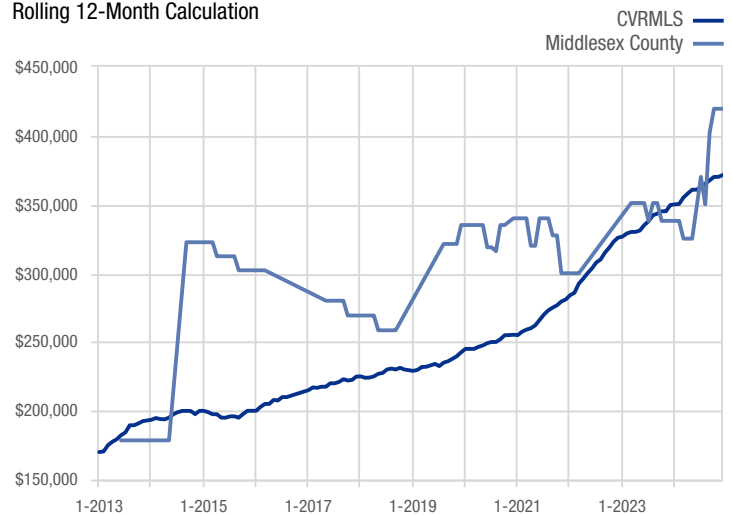
### Median Sales Price - Single-Family

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.