

Local Market Update – June 2025

A Research Tool Provided by Central Virginia Regional MLS.



Middlesex County

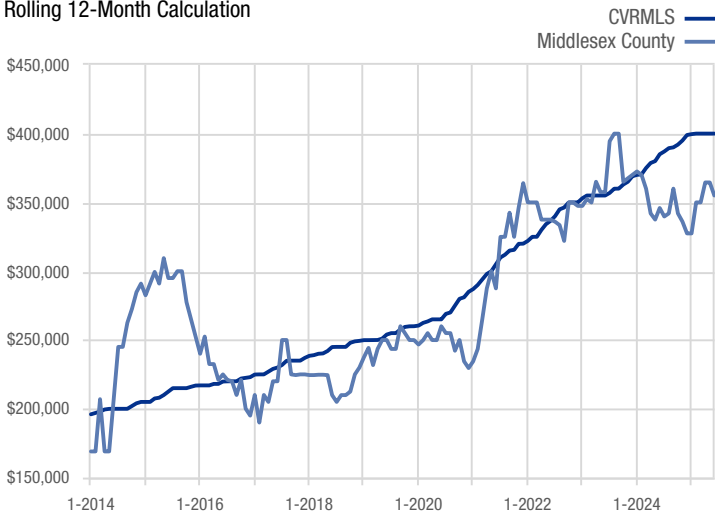
Single Family	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	8	8	0.0%	36	45	+ 25.0%
Pending Sales	5	3	- 40.0%	21	23	+ 9.5%
Closed Sales	3	7	+ 133.3%	15	21	+ 40.0%
Days on Market Until Sale	13	44	+ 238.5%	60	74	+ 23.3%
Median Sales Price*	\$625,000	\$325,000	- 48.0%	\$324,900	\$415,000	+ 27.7%
Average Sales Price*	\$670,000	\$450,000	- 32.8%	\$409,547	\$491,876	+ 20.1%
Percent of Original List Price Received*	102.2%	93.6%	- 8.4%	98.1%	90.6%	- 7.6%
Inventory of Homes for Sale	16	25	+ 56.3%	—	—	—
Months Supply of Inventory	5.5	7.1	+ 29.1%	—	—	—

Condo/Town	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	0	0	0.0%	2	5	+ 150.0%
Pending Sales	1	0	- 100.0%	1	1	0.0%
Closed Sales	1	0	- 100.0%	1	1	0.0%
Days on Market Until Sale	5	—	—	5	2	- 60.0%
Median Sales Price*	\$375,000	—	—	\$375,000	\$389,995	+ 4.0%
Average Sales Price*	\$375,000	—	—	\$375,000	\$389,995	+ 4.0%
Percent of Original List Price Received*	107.1%	—	—	107.1%	100.0%	- 6.6%
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	0.8	0.8	0.0%	—	—	—

* 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.

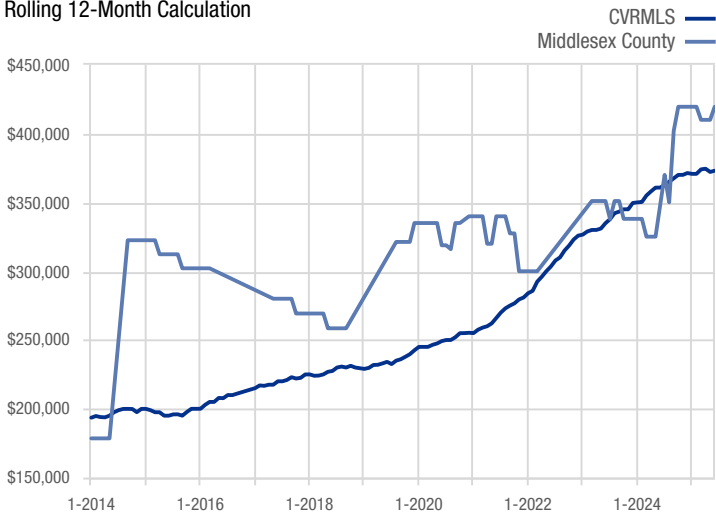
Median Sales Price - Single-Family

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.