

Local Market Update – September 2025

A Research Tool Provided by Central Virginia Regional MLS.



Middlesex County

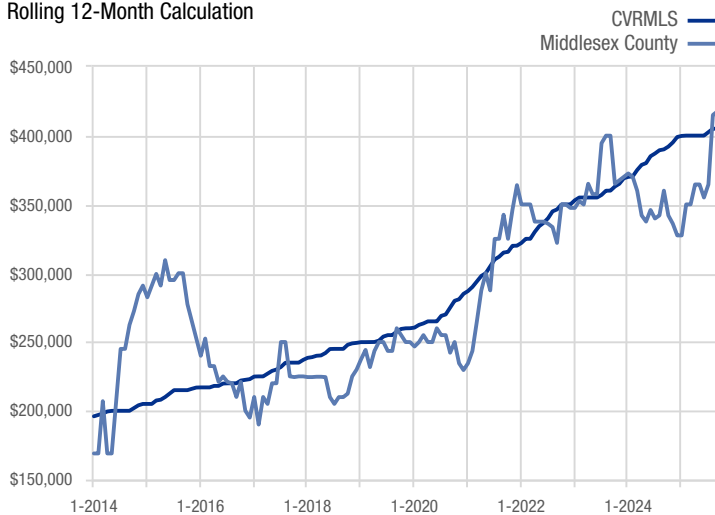
Single Family	September			Year to Date		
	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
Key Metrics						
New Listings	3	3	0.0%	57	70	+ 22.8%
Pending Sales	2	6	+ 200.0%	35	44	+ 25.7%
Closed Sales	4	7	+ 75.0%	31	37	+ 19.4%
Days on Market Until Sale	36	39	+ 8.3%	45	60	+ 33.3%
Median Sales Price*	\$723,000	\$500,000	- 30.8%	\$342,000	\$442,000	+ 29.2%
Average Sales Price*	\$864,000	\$546,843	- 36.7%	\$442,487	\$551,226	+ 24.6%
Percent of Original List Price Received*	87.7%	97.5%	+ 11.2%	96.2%	93.2%	- 3.1%
Inventory of Homes for Sale	20	21	+ 5.0%	—	—	—
Months Supply of Inventory	5.9	5.1	- 13.6%	—	—	—

Condo/Town	September			Year to Date		
	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
Key Metrics						
New Listings	2	0	- 100.0%	6	5	- 16.7%
Pending Sales	1	0	- 100.0%	4	1	- 75.0%
Closed Sales	2	0	- 100.0%	3	1	- 66.7%
Days on Market Until Sale	6	—	—	6	2	- 66.7%
Median Sales Price*	\$497,000	—	—	\$429,000	\$389,995	- 9.1%
Average Sales Price*	\$497,000	—	—	\$456,333	\$389,995	- 14.5%
Percent of Original List Price Received*	96.6%	—	—	100.1%	100.0%	- 0.1%
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.

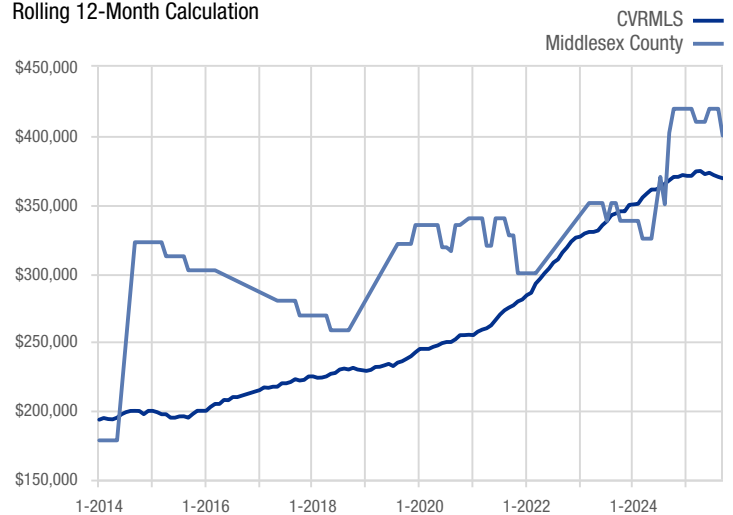
Median Sales Price - Single-Family

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.