

Local Market Update – November 2020

A Research Tool Provided by Central Virginia Regional MLS.



Essex County

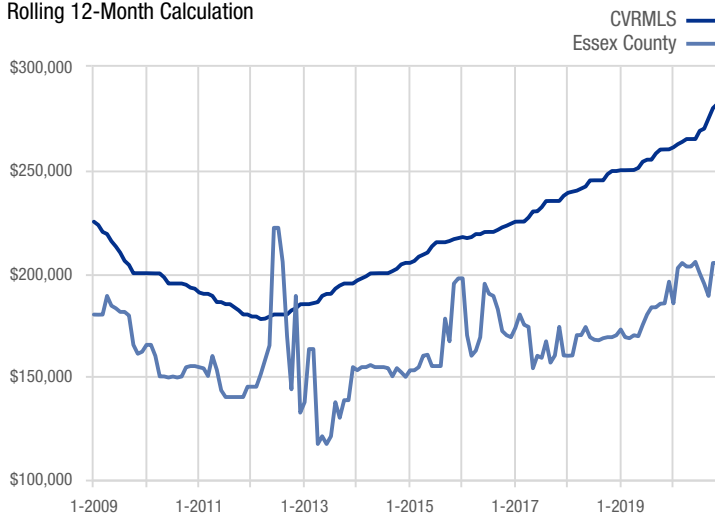
Single Family	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	6	15	+ 150.0%	130	147	+ 13.1%
Pending Sales	2	14	+ 600.0%	79	116	+ 46.8%
Closed Sales	7	8	+ 14.3%	75	101	+ 34.7%
Days on Market Until Sale	60	184	+ 206.7%	69	72	+ 4.3%
Median Sales Price*	\$215,000	\$300,000	+ 39.5%	\$185,200	\$204,970	+ 10.7%
Average Sales Price*	\$236,421	\$330,563	+ 39.8%	\$252,762	\$249,828	- 1.2%
Percent of Original List Price Received*	97.3%	94.5%	- 2.9%	95.6%	96.8%	+ 1.3%
Inventory of Homes for Sale	46	27	- 41.3%	—	—	—
Months Supply of Inventory	6.7	2.7	- 59.7%	—	—	—

Condo/Town	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	0	0	0.0%	10	5	- 50.0%
Pending Sales	0	0	0.0%	8	5	- 37.5%
Closed Sales	0	0	0.0%	8	5	- 37.5%
Days on Market Until Sale	—	—	—	60	75	+ 25.0%
Median Sales Price*	—	—	—	\$164,000	\$192,500	+ 17.4%
Average Sales Price*	—	—	—	\$190,313	\$183,100	- 3.8%
Percent of Original List Price Received*	—	—	—	94.9%	93.2%	- 1.8%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	0.6	—	—	—	—	—

* 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.

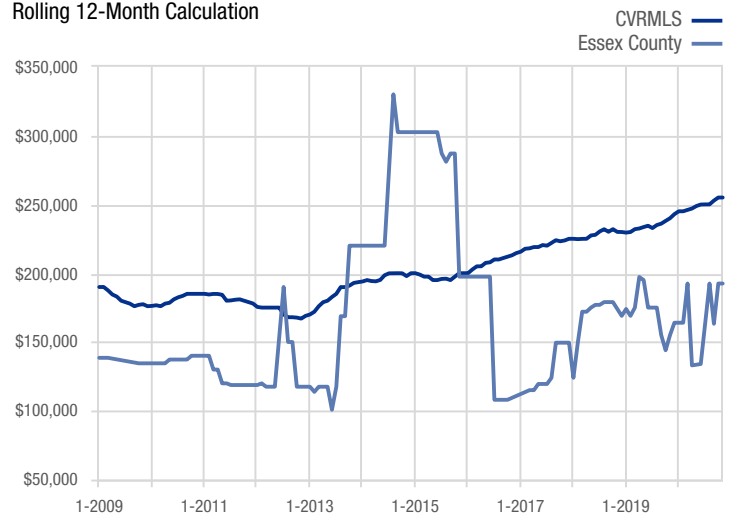
Median Sales Price - Single-Family

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.