

Local Market Update – December 2020

A Research Tool Provided by Central Virginia Regional MLS.



Essex County

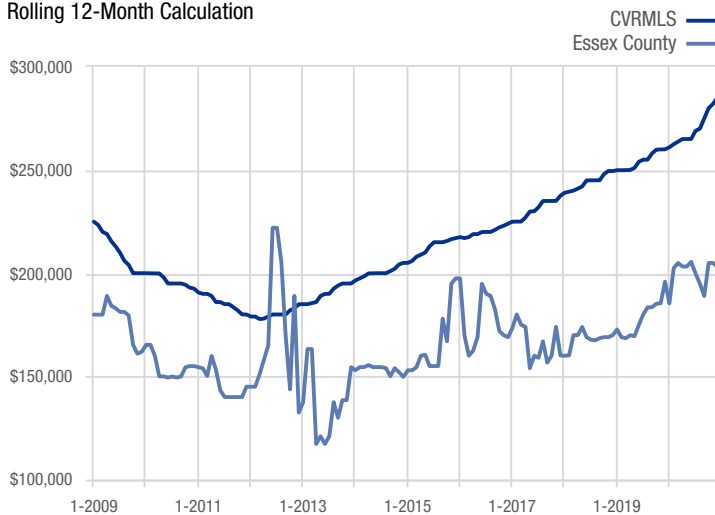
Single Family	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	4	4	0.0%	134	151	+ 12.7%
Pending Sales	5	6	+ 20.0%	84	121	+ 44.0%
Closed Sales	7	5	- 28.6%	82	107	+ 30.5%
Days on Market Until Sale	145	25	- 82.8%	76	70	- 7.9%
Median Sales Price*	\$234,500	\$165,000	- 29.6%	\$195,900	\$203,225	+ 3.7%
Average Sales Price*	\$274,699	\$182,964	- 33.4%	\$254,657	\$246,674	- 3.1%
Percent of Original List Price Received*	97.9%	98.6%	+ 0.7%	95.8%	96.8%	+ 1.0%
Inventory of Homes for Sale	33	23	- 30.3%	—	—	—
Months Supply of Inventory	4.7	2.3	- 51.1%	—	—	—

Condo/Town	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	0	1	—	10	6	- 40.0%
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	1	0.0%	—	—	—
Months Supply of Inventory	0.6	0.8	+ 33.3%	—	—	—

* 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.

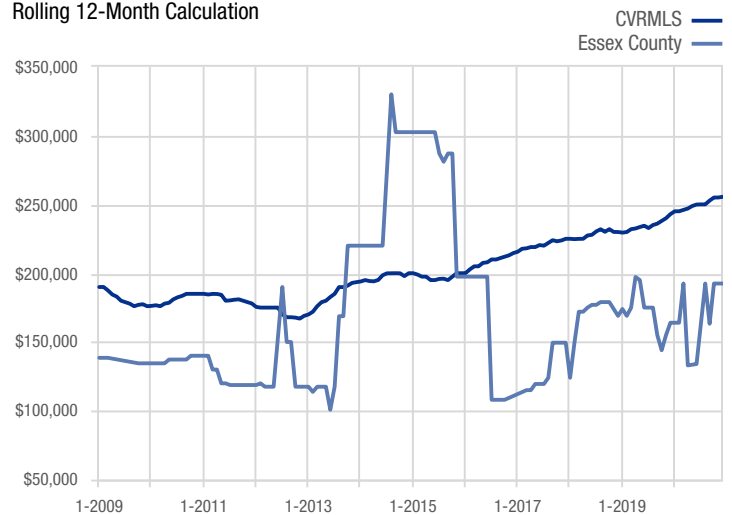
Median Sales Price - Single-Family

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.