

Local Market Update – September 2021

A Research Tool Provided by Central Virginia Regional MLS.



Essex County

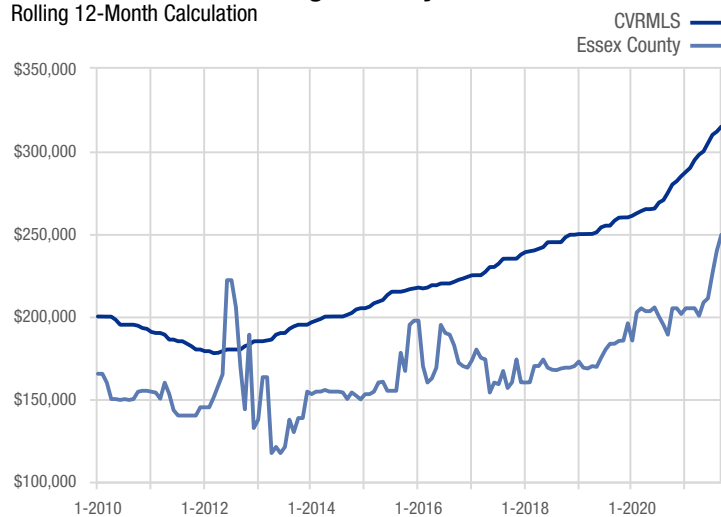
Single Family	September			Year to Date		
Key Metrics	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
New Listings	13	12	- 7.7%	120	98	- 18.3%
Pending Sales	10	12	+ 20.0%	94	98	+ 4.3%
Closed Sales	12	11	- 8.3%	80	91	+ 13.8%
Days on Market Until Sale	74	21	- 71.6%	59	40	- 32.2%
Median Sales Price*	\$226,000	\$329,000	+ 45.6%	\$185,750	\$240,000	+ 29.2%
Average Sales Price*	\$269,150	\$395,214	+ 46.8%	\$225,502	\$287,631	+ 27.6%
Percent of Original List Price Received*	98.1%	99.0%	+ 0.9%	96.7%	97.7%	+ 1.0%
Inventory of Homes for Sale	30	14	- 53.3%	—	—	—
Months Supply of Inventory	3.3	1.4	- 57.6%	—	—	—

Condo/Town	September			Year to Date		
Key Metrics	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
New Listings	0	1	—	5	3	- 40.0%
Pending Sales	0	0	0.0%	5	3	- 40.0%
Closed Sales	1	0	- 100.0%	5	3	- 40.0%
Days on Market Until Sale	47	—	—	75	27	- 64.0%
Median Sales Price*	\$134,000	—	—	\$192,500	\$260,000	+ 35.1%
Average Sales Price*	\$134,000	—	—	\$183,100	\$245,667	+ 34.2%
Percent of Original List Price Received*	99.6%	—	—	93.2%	98.1%	+ 5.3%
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	1.0	—	—	—	—

* 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.

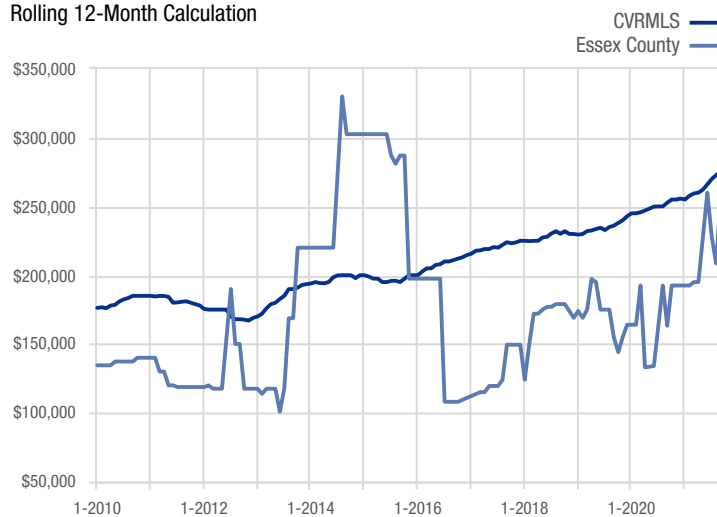
Median Sales Price - Single-Family

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.