

Local Market Update – January 2022

A Research Tool Provided by Central Virginia Regional MLS.



Essex County

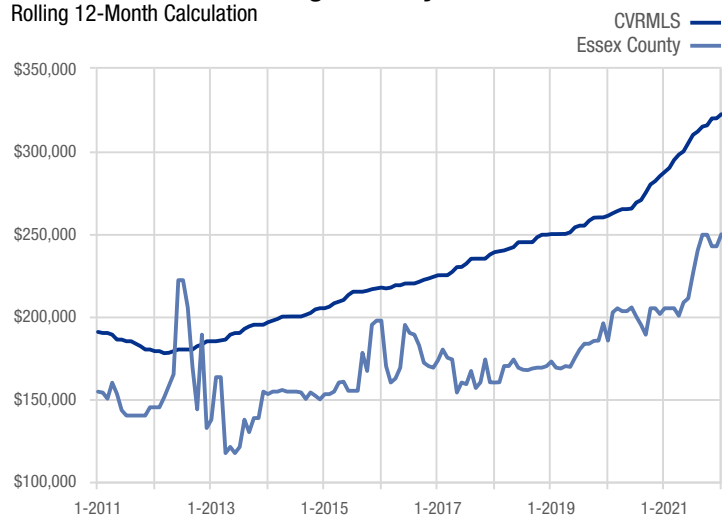
Single Family	January			Year to Date		
Key Metrics	2021	2022	% Change	Thru 1-2021	Thru 1-2022	% Change
New Listings	8	7	- 12.5%	8	7	- 12.5%
Pending Sales	11	7	- 36.4%	11	7	- 36.4%
Closed Sales	8	8	0.0%	8	8	0.0%
Days on Market Until Sale	38	41	+ 7.9%	38	41	+ 7.9%
Median Sales Price*	\$207,750	\$307,500	+ 48.0%	\$207,750	\$307,500	+ 48.0%
Average Sales Price*	\$213,938	\$479,500	+ 124.1%	\$213,938	\$479,500	+ 124.1%
Percent of Original List Price Received*	89.6%	91.4%	+ 2.0%	89.6%	91.4%	+ 2.0%
Inventory of Homes for Sale	24	10	- 58.3%	—	—	—
Months Supply of Inventory	2.3	1.0	- 56.5%	—	—	—

Condo/Town	January			Year to Date		
Key Metrics	2021	2022	% Change	Thru 1-2021	Thru 1-2022	% Change
New Listings	0	1	—	0	1	—
Pending Sales	0	1	—	0	1	—
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of Original List Price Received*	—	—	—	—	—	—
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.

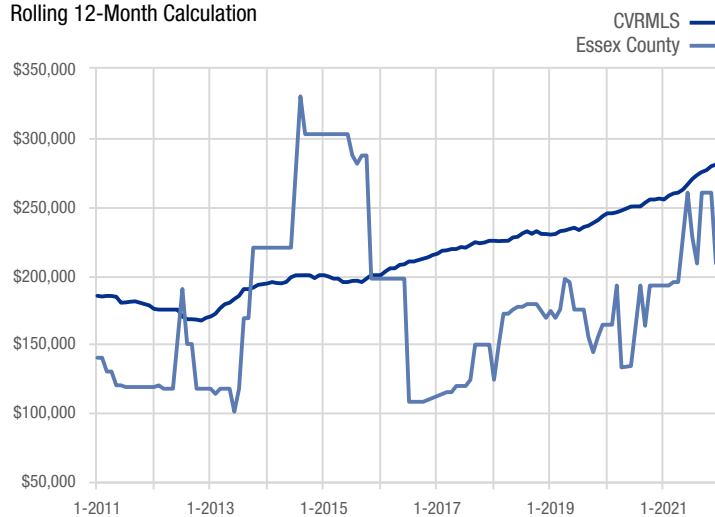
Median Sales Price - Single-Family

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.