

# Local Market Update – April 2022

A Research Tool Provided by Central Virginia Regional MLS.



## Essex County

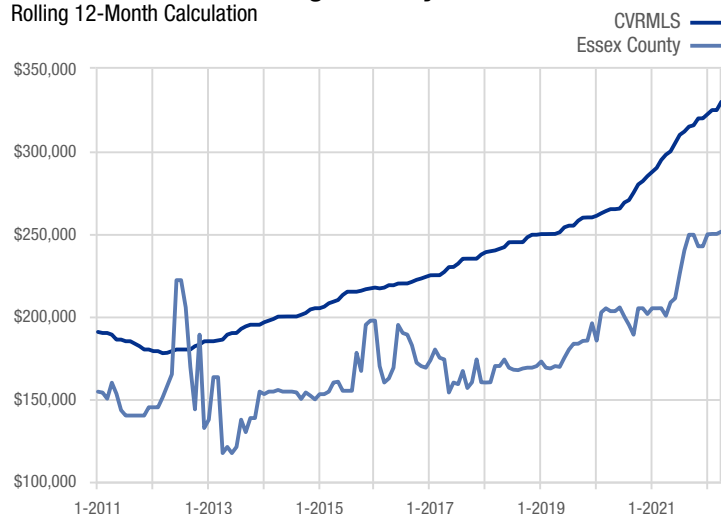
Single Family	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	6	13	+ 116.7%	32	42	+ 31.3%
Pending Sales	10	12	+ 20.0%	39	36	- 7.7%
Closed Sales	12	12	0.0%	38	35	- 7.9%
Days on Market Until Sale	87	92	+ 5.7%	60	66	+ 10.0%
Median Sales Price*	\$171,500	\$289,975	+ 69.1%	\$185,500	\$240,000	+ 29.4%
Average Sales Price*	\$182,717	\$297,362	+ 62.7%	\$229,509	\$323,315	+ 40.9%
Percent of Original List Price Received*	92.6%	98.6%	+ 6.5%	95.1%	96.4%	+ 1.4%
Inventory of Homes for Sale	14	14	0.0%	—	—	—
Months Supply of Inventory	1.3	1.4	+ 7.7%	—	—	—

Condo/Town	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	0	0	0.0%	1	1	0.0%
Pending Sales	0	0	0.0%	2	1	- 50.0%
Closed Sales	0	0	0.0%	1	1	0.0%
Days on Market Until Sale	—	—	—	55	4	- 92.7%
Median Sales Price*	—	—	—	\$260,000	\$160,500	- 38.3%
Average Sales Price*	—	—	—	\$260,000	\$160,500	- 38.3%
Percent of Original List Price Received*	—	—	—	96.3%	94.5%	- 1.9%
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

\* 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.

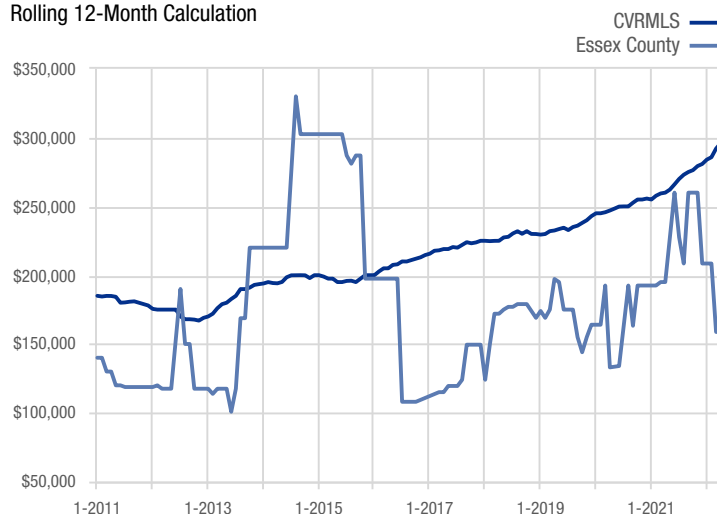
### Median Sales Price - Single-Family

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.