

# Local Market Update – February 2023

A Research Tool Provided by Central Virginia Regional MLS.



## Essex County

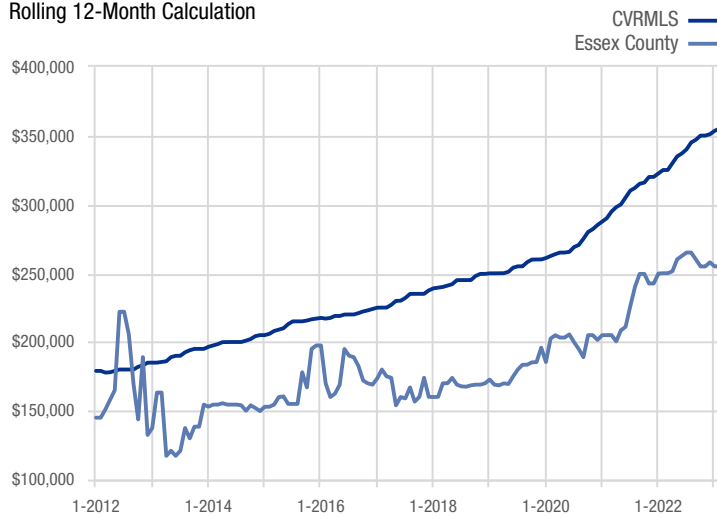
Single Family	February			Year to Date		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	9	11	+ 22.2%	16	19	+ 18.8%
Pending Sales	9	6	- 33.3%	16	16	0.0%
Closed Sales	5	6	+ 20.0%	13	12	- 7.7%
Days on Market Until Sale	136	59	- 56.6%	78	39	- 50.0%
Median Sales Price*	\$225,000	\$271,425	+ 20.6%	\$285,000	\$253,500	- 11.1%
Average Sales Price*	\$309,830	\$278,300	- 10.2%	\$414,242	\$296,196	- 28.5%
Percent of Original List Price Received*	93.6%	99.6%	+ 6.4%	92.3%	96.7%	+ 4.8%
Inventory of Homes for Sale	10	18	+ 80.0%	—	—	—
Months Supply of Inventory	1.0	2.3	+ 130.0%	—	—	—

Condo/Town	February			Year to Date		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	0	1	—	1	1	0.0%
Pending Sales	0	1	—	1	1	0.0%
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	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.

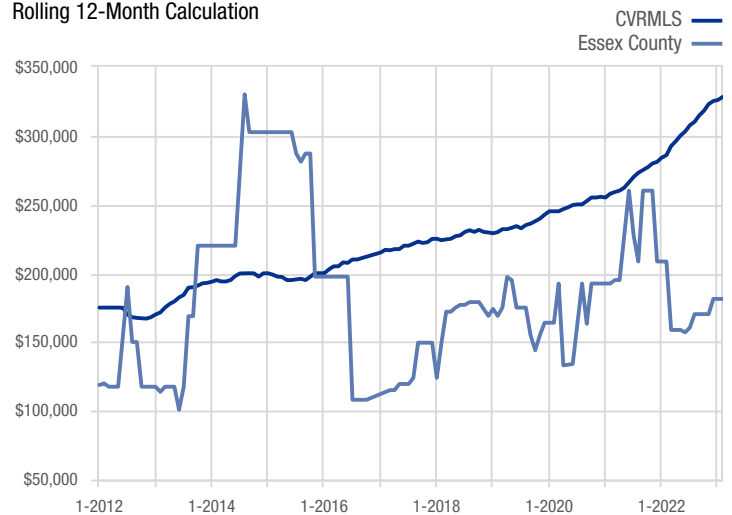
### Median Sales Price - Single-Family

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.