

# Local Market Update – September 2023

A Research Tool Provided by Central Virginia Regional MLS.



## Essex County

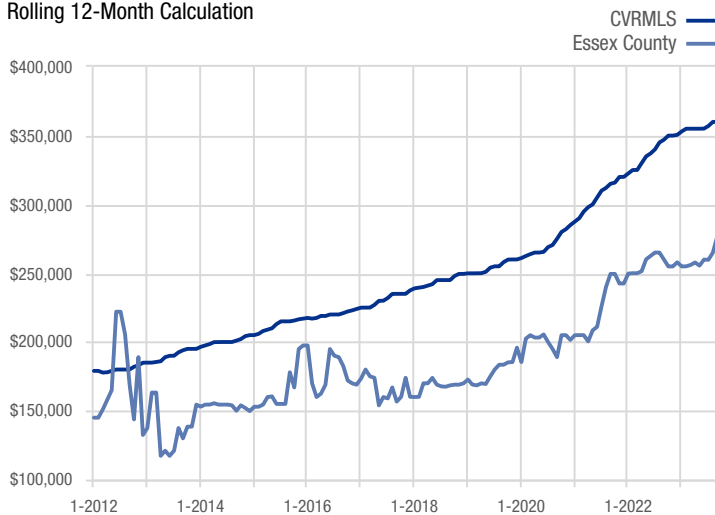
Single Family	September			Year to Date		
Key Metrics	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
New Listings	9	9	0.0%	105	93	- 11.4%
Pending Sales	6	9	+ 50.0%	78	74	- 5.1%
Closed Sales	7	9	+ 28.6%	86	67	- 22.1%
Days on Market Until Sale	13	34	+ 161.5%	41	36	- 12.2%
Median Sales Price*	\$222,000	<b>\$299,950</b>	+ 35.1%	\$265,000	<b>\$293,900</b>	+ 10.9%
Average Sales Price*	\$281,571	<b>\$287,260</b>	+ 2.0%	\$318,179	<b>\$304,512</b>	- 4.3%
Percent of Original List Price Received*	98.8%	<b>97.6%</b>	- 1.2%	98.2%	<b>96.0%</b>	- 2.2%
Inventory of Homes for Sale	28	24	- 14.3%	—	—	—
Months Supply of Inventory	3.3	3.1	- 6.1%	—	—	—

Condo/Town	September			Year to Date		
Key Metrics	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
New Listings	1	0	- 100.0%	5	5	0.0%
Pending Sales	0	0	0.0%	3	5	+ 66.7%
Closed Sales	0	0	0.0%	3	5	+ 66.7%
Days on Market Until Sale	—	—	—	7	11	+ 57.1%
Median Sales Price*	—	—	—	\$180,000	<b>\$290,000</b>	+ 61.1%
Average Sales Price*	—	—	—	\$210,500	<b>\$256,400</b>	+ 21.8%
Percent of Original List Price Received*	—	—	—	100.8%	<b>98.7%</b>	- 2.1%
Inventory of Homes for Sale	2	0	- 100.0%	—	—	—
Months Supply of Inventory	2.0	—	—	—	—	—

\* 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.

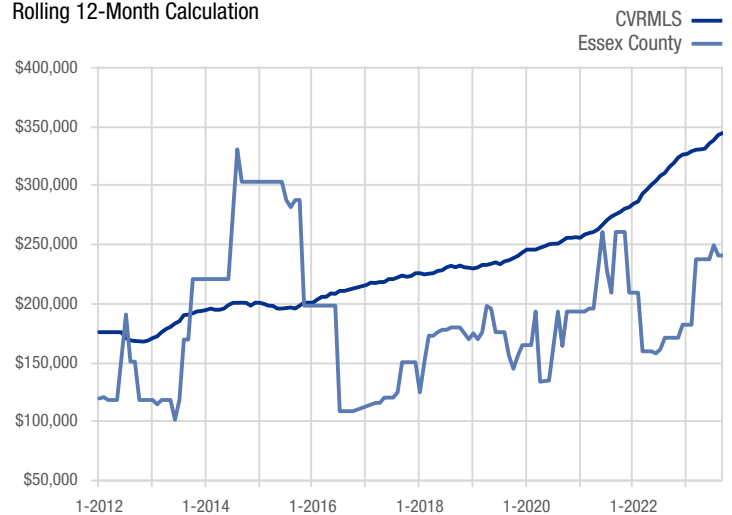
### Median Sales Price - Single-Family

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.