

Local Market Update – September 2025

A Research Tool Provided by Central Virginia Regional MLS.



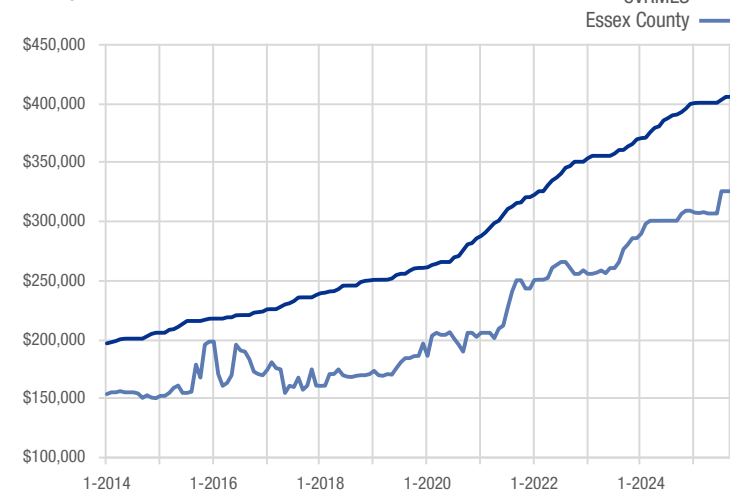
Essex County

Single Family	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	12	12	0.0%	87	119	+ 36.8%
Pending Sales	13	8	- 38.5%	65	84	+ 29.2%
Closed Sales	5	11	+ 120.0%	59	76	+ 28.8%
Days on Market Until Sale	34	38	+ 11.8%	59	62	+ 5.1%
Median Sales Price*	\$244,500	\$340,000	+ 39.1%	\$305,750	\$325,000	+ 6.3%
Average Sales Price*	\$279,533	\$372,914	+ 33.4%	\$401,677	\$396,381	- 1.3%
Percent of Original List Price Received*	93.6%	97.2%	+ 3.8%	97.3%	95.6%	- 1.7%
Inventory of Homes for Sale	32	34	+ 6.3%	—	—	—
Months Supply of Inventory	4.8	4.2	- 12.5%	—	—	—

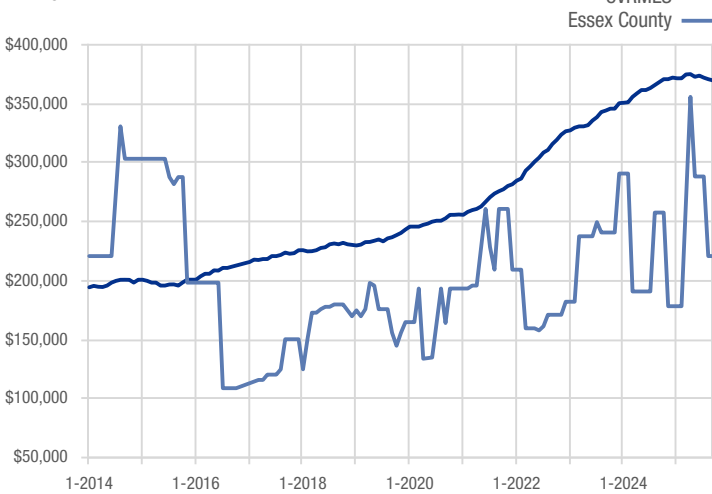
Condo/Town	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	1	0	- 100.0%	3	2	- 33.3%
Pending Sales	0	0	0.0%	2	2	0.0%
Closed Sales	0	0	0.0%	2	2	0.0%
Days on Market Until Sale	—	—	—	7	27	+ 285.7%
Median Sales Price*	—	—	—	\$256,900	\$324,975	+ 26.5%
Average Sales Price*	—	—	—	\$256,900	\$324,975	+ 26.5%
Percent of Original List Price Received*	—	—	—	100.0%	100.0%	0.0%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
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



Median Sales Price - Condo/Town



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.