

Local Market Update – December 2025

A Research Tool Provided by Central Virginia Regional MLS.



Essex County

Single Family

| Key Metrics | December | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|----------|
| | 2024 | 2025 | % Change | Thru 12-2024 | Thru 12-2025 | % Change |
| New Listings | 6 | 5 | - 16.7% | 114 | 137 | + 20.2% |
| Pending Sales | 1 | 8 | + 700.0% | 78 | 101 | + 29.5% |
| Closed Sales | 3 | 9 | + 200.0% | 78 | 94 | + 20.5% |
| Days on Market Until Sale | 60 | 58 | - 3.3% | 55 | 58 | + 5.5% |
| Median Sales Price* | \$737,000 | \$323,000 | - 56.2% | \$308,500 | \$323,000 | + 4.7% |
| Average Sales Price* | \$770,000 | \$412,200 | - 46.5% | \$401,364 | \$387,857 | - 3.4% |
| Percent of Original List Price Received* | 96.1% | 96.6% | + 0.5% | 97.0% | 95.8% | - 1.2% |
| Inventory of Homes for Sale | 28 | 24 | - 14.3% | — | — | — |
| Months Supply of Inventory | 4.3 | 2.9 | - 32.6% | — | — | — |

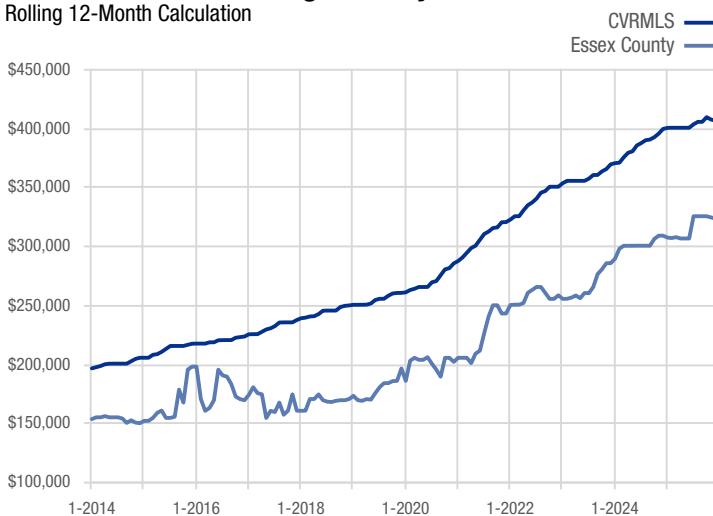
Condo/Town

| Key Metrics | December | | | Year to Date | | |
|--|----------|------|----------|--------------|------------------|----------|
| | 2024 | 2025 | % Change | Thru 12-2024 | Thru 12-2025 | % Change |
| New Listings | 0 | 0 | 0.0% | 3 | 2 | - 33.3% |
| Pending Sales | 0 | 0 | 0.0% | 3 | 2 | - 33.3% |
| Closed Sales | 0 | 0 | 0.0% | 3 | 2 | - 33.3% |
| Days on Market Until Sale | — | — | — | 12 | 27 | + 125.0% |
| Median Sales Price* | — | — | — | \$177,500 | \$324,975 | + 83.1% |
| Average Sales Price* | — | — | — | \$230,433 | \$324,975 | + 41.0% |
| Percent of Original List Price Received* | — | — | — | 99.6% | 100.0% | + 0.4% |
| 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.

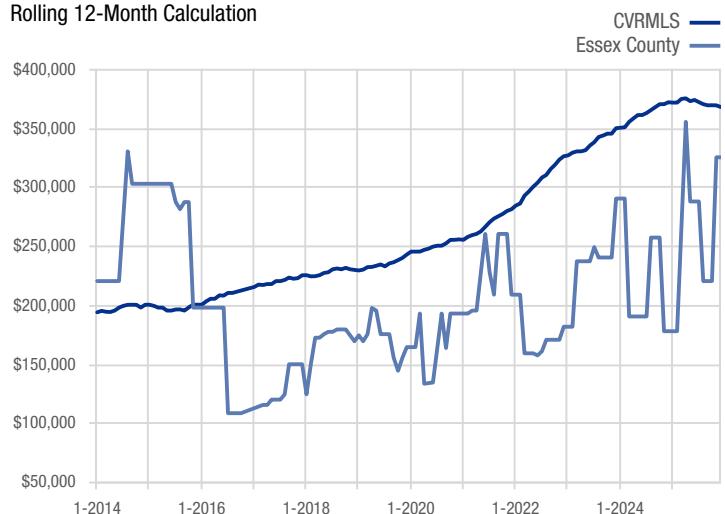
Median Sales Price - Single-Family

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.