

Local Market Update – January 2026

A Research Tool Provided by Central Virginia Regional MLS.



Essex County

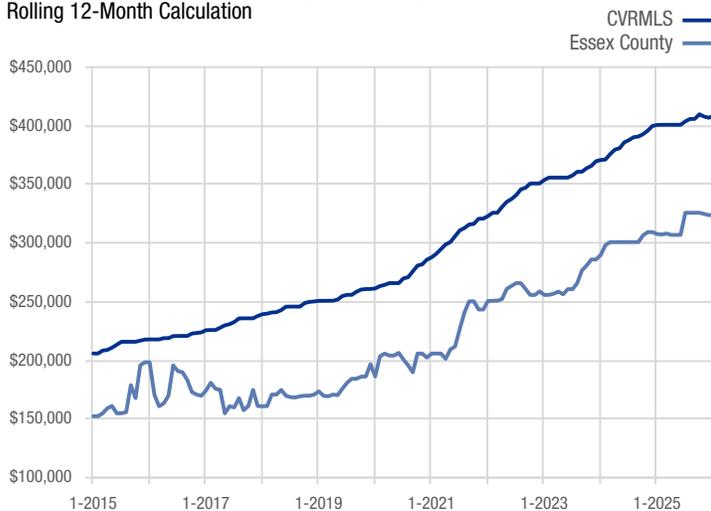
Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
Key Metrics						
New Listings	12	12	0.0%	12	12	0.0%
Pending Sales	3	7	+ 133.3%	3	7	+ 133.3%
Closed Sales	5	8	+ 60.0%	5	8	+ 60.0%
Days on Market Until Sale	60	42	- 30.0%	60	42	- 30.0%
Median Sales Price*	\$260,000	\$311,500	+ 19.8%	\$260,000	\$311,500	+ 19.8%
Average Sales Price*	\$267,600	\$311,921	+ 16.6%	\$267,600	\$311,921	+ 16.6%
Percent of Original List Price Received*	95.7%	98.7%	+ 3.1%	95.7%	98.7%	+ 3.1%
Inventory of Homes for Sale	35	28	- 20.0%	—	—	—
Months Supply of Inventory	5.5	3.2	- 41.8%	—	—	—

Condo/Town	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
Key Metrics						
New Listings	0	1	—	0	1	—
Pending Sales	0	0	0.0%	0	0	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	1	—	—	—	—
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.

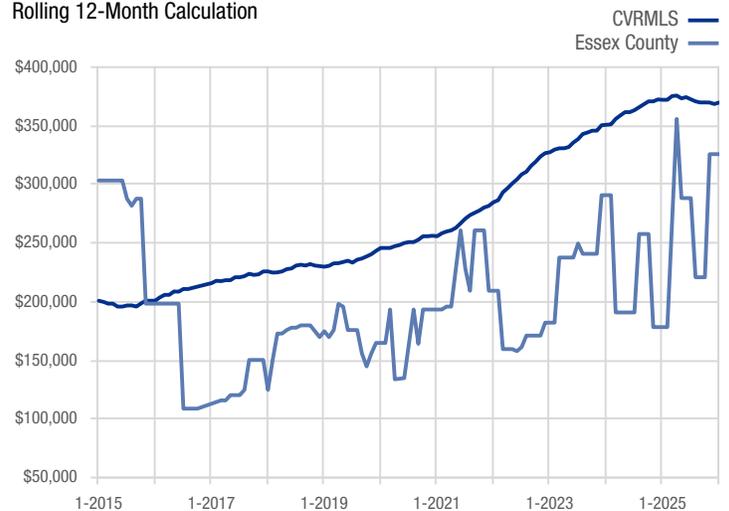
Median Sales Price - Single-Family

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.