

Local Market Update – April 2026

A Research Tool Provided by Central Virginia Regional MLS.



Essex County

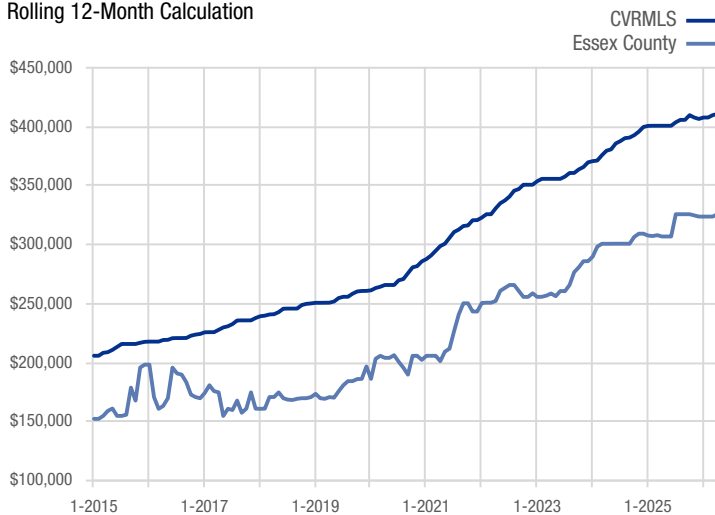
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	19	14	- 26.3%	51	54	+ 5.9%
Pending Sales	15	11	- 26.7%	36	32	- 11.1%
Closed Sales	7	9	+ 28.6%	20	28	+ 40.0%
Days on Market Until Sale	166	23	- 86.1%	97	51	- 47.4%
Median Sales Price*	\$300,000	\$325,000	+ 8.3%	\$303,250	\$321,000	+ 5.9%
Average Sales Price*	\$456,700	\$396,756	- 13.1%	\$423,034	\$357,175	- 15.6%
Percent of Original List Price Received*	92.7%	98.6%	+ 6.4%	93.6%	97.1%	+ 3.7%
Inventory of Homes for Sale	34	35	+ 2.9%	—	—	—
Months Supply of Inventory	4.6	4.3	- 6.5%	—	—	—

Condo/Town	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	0	0	0.0%	2	1	- 50.0%
Pending Sales	1	0	- 100.0%	2	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	3	—	—	3	—	—
Median Sales Price*	\$429,950	—	—	\$429,950	—	—
Average Sales Price*	\$429,950	—	—	\$429,950	—	—
Percent of Original List Price Received*	100.0%	—	—	100.0%	—	—
Inventory of Homes for Sale	0	1	—	—	—	—
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.

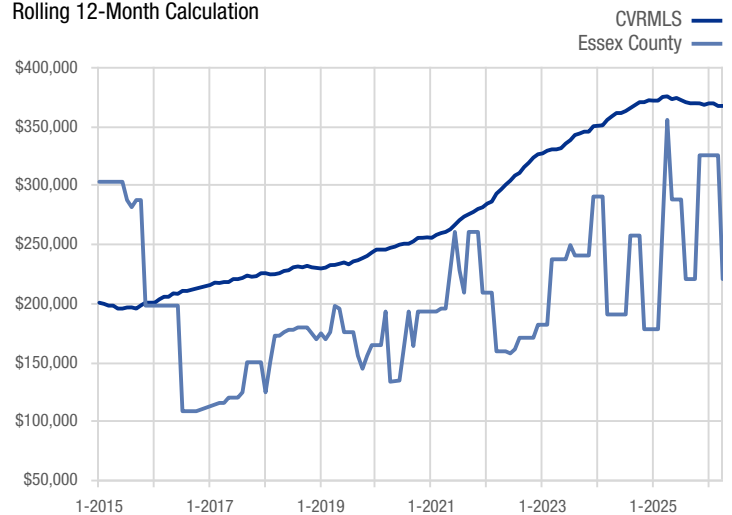
Median Sales Price - Single-Family

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.