

Local Market Update – June 2026

A Research Tool Provided by Central Virginia Regional MLS.



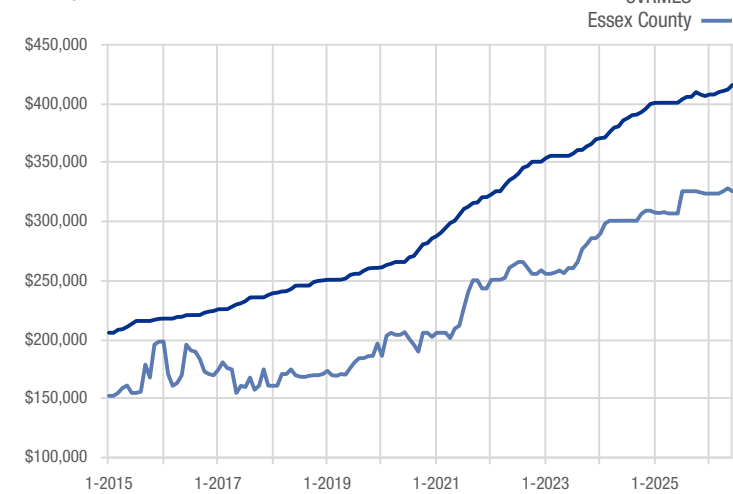
Essex County

Single Family	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	16	15	- 6.3%	80	76	- 5.0%
Pending Sales	10	6	- 40.0%	58	43	- 25.9%
Closed Sales	14	7	- 50.0%	47	44	- 6.4%
Days on Market Until Sale	39	38	- 2.6%	73	44	- 39.7%
Median Sales Price*	\$334,950	\$329,950	- 1.5%	\$314,900	\$327,450	+ 4.0%
Average Sales Price*	\$376,646	\$346,414	- 8.0%	\$376,262	\$357,242	- 5.1%
Percent of Original List Price Received*	98.2%	95.3%	- 3.0%	94.8%	97.2%	+ 2.5%
Inventory of Homes for Sale	30	40	+ 33.3%	—	—	—
Months Supply of Inventory	3.7	5.5	+ 48.6%	—	—	—

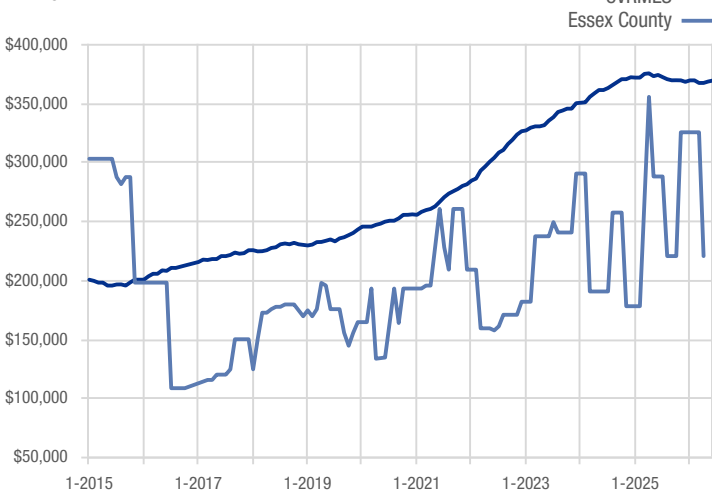
Condo/Town	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	0	0	0.0%	2	1	- 50.0%
Pending Sales	0	0	0.0%	2	0	- 100.0%
Closed Sales	0	0	0.0%	2	0	- 100.0%
Days on Market Until Sale	—	—	—	27	—	—
Median Sales Price*	—	—	—	\$324,975	—	—
Average Sales Price*	—	—	—	\$324,975	—	—
Percent of Original List Price Received*	—	—	—	100.0%	—	—
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



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.