Local Market Update – August 2026

A Research Tool Provided by Central Virginia Regional MLS.

Essex County

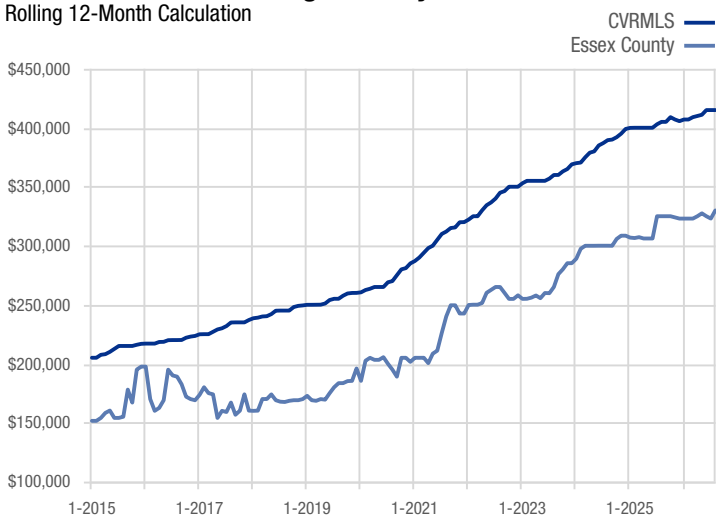
Single Family	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	14	**14**	0.0%	107	**102**	- 4.7%
Pending Sales	11	**12**	+ 9.1%	78	**70**	- 10.3%
Closed Sales	6	**15**	+ 150.0%	67	**68**	+ 1.5%
Days on Market Until Sale	29	**68**	+ 134.5%	66	**51**	- 22.7%
Median Sales Price*	$310,500	**$390,654**	+ 25.8%	$325,000	**$329,950**	+ 1.5%
Average Sales Price*	$341,500	**$510,391**	+ 49.5%	$400,352	**$406,555**	+ 1.5%
Percent of Original List Price Received*	98.2%	**99.4%**	+ 1.2%	95.4%	**97.3%**	+ 2.0%
Inventory of Homes for Sale	32	**31**	- 3.1%	—	—	—
Months Supply of Inventory	3.7	**4.0**	+ 8.1%	—	—	—

Condo/Town	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	0	**0**	0.0%	2	**2**	0.0%
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	**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.

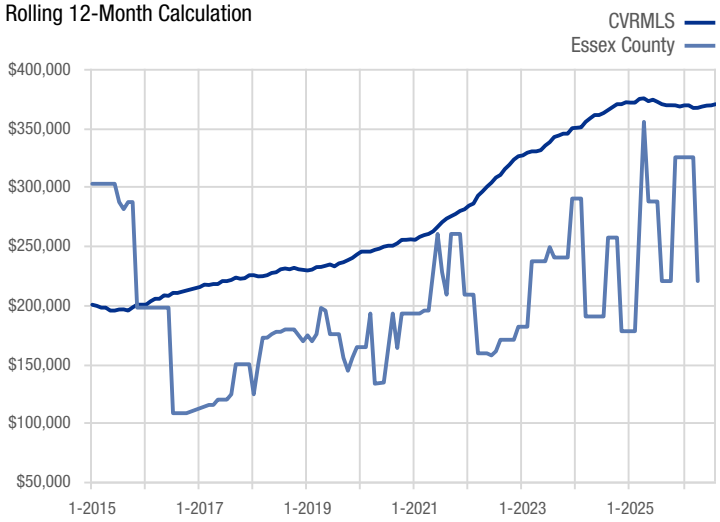
Median Sales Price - Single-Family

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.

Current as of September 10, 2026. All data from Central Virginia Regional MLS. Report © 2026 ShowingTime Plus, LLC.