Local Market Update – October 2026

A Research Tool Provided by Central Virginia Regional MLS.

Essex County

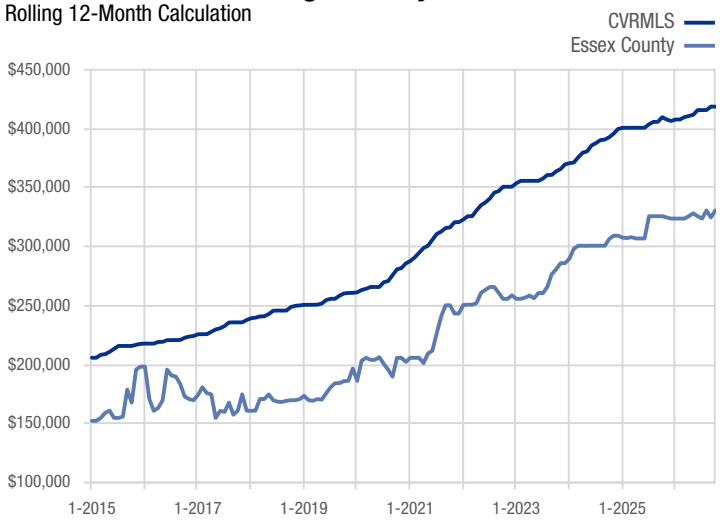
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	8	**12**	+ 50.0%	127	**125**	- 1.6%
Pending Sales	7	**5**	- 28.6%	91	**85**	- 6.6%
Closed Sales	6	**12**	+ 100.0%	84	**90**	+ 7.1%
Days on Market Until Sale	23	**46**	+ 100.0%	59	**56**	- 5.1%
Median Sales Price*	$299,000	**$392,250**	+ 31.2%	$325,000	**$329,975**	+ 1.5%
Average Sales Price*	$309,971	**$535,307**	+ 72.7%	$390,058	**$423,649**	+ 8.6%
Percent of Original List Price Received*	98.0%	**96.6%**	- 1.4%	95.8%	**96.5%**	+ 0.7%
Inventory of Homes for Sale	35	**32**	- 8.6%	—	—	—
Months Supply of Inventory	4.2	**4.0**	- 4.8%	—	—	—

Condo/Town	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% 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.

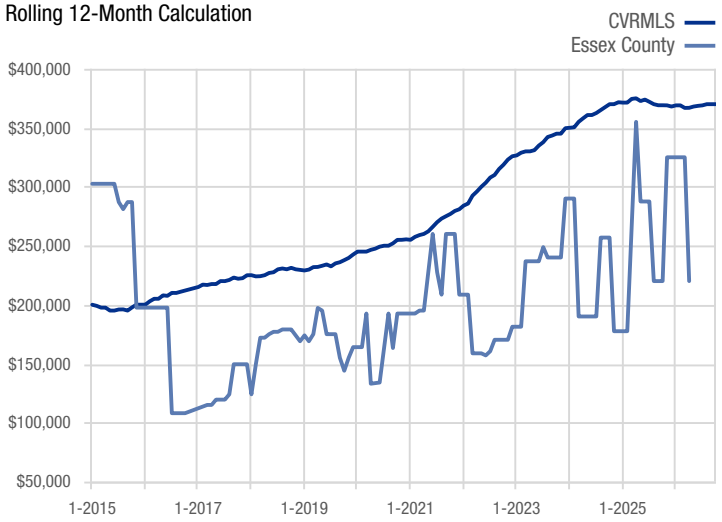
Median Sales Price - Single-Family

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 November 10, 2026. All data from Central Virginia Regional MLS. Report © 2026 ShowingTime Plus, LLC.