Local Market Update – October 2025A Research Tool Provided by Central Virginia Regional MLS.

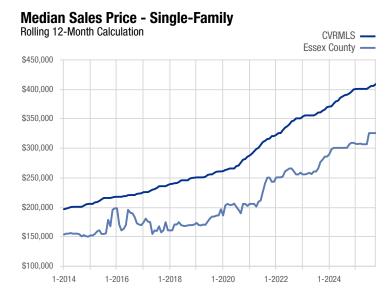


Essex County

Single Family	October			Year to Date			
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change	
New Listings	11	8	- 27.3%	98	127	+ 29.6%	
Pending Sales	5	8	+ 60.0%	70	90	+ 28.6%	
Closed Sales	10	6	- 40.0%	69	82	+ 18.8%	
Days on Market Until Sale	31	23	- 25.8%	55	59	+ 7.3%	
Median Sales Price*	\$349,000	\$299,000	- 14.3%	\$309,000	\$325,000	+ 5.2%	
Average Sales Price*	\$359,995	\$309,971	- 13.9%	\$395,636	\$390,058	- 1.4%	
Percent of Original List Price Received*	95.8%	98.0%	+ 2.3%	97.1%	95.8%	- 1.3%	
Inventory of Homes for Sale	33	33	0.0%			_	
Months Supply of Inventory	5.2	4.0	- 23.1%			_	

Condo/Town		October			Year to Date	
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
New Listings	0	0	0.0%	3	2	- 33.3%
Pending Sales	1	0	- 100.0%	3	2	- 33.3%
Closed Sales	0	0	0.0%	2	2	0.0%
Days on Market Until Sale	_	_		7	27	+ 285.7%
Median Sales Price*	_	_		\$256,900	\$324,975	+ 26.5%
Average Sales Price*	_	_		\$256,900	\$324,975	+ 26.5%
Percent of Original List Price Received*	_	_		100.0%	100.0%	0.0%
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.





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.