

# Local Market Update – May 2026

A Research Tool Provided by Central Virginia Regional MLS.



## Essex County

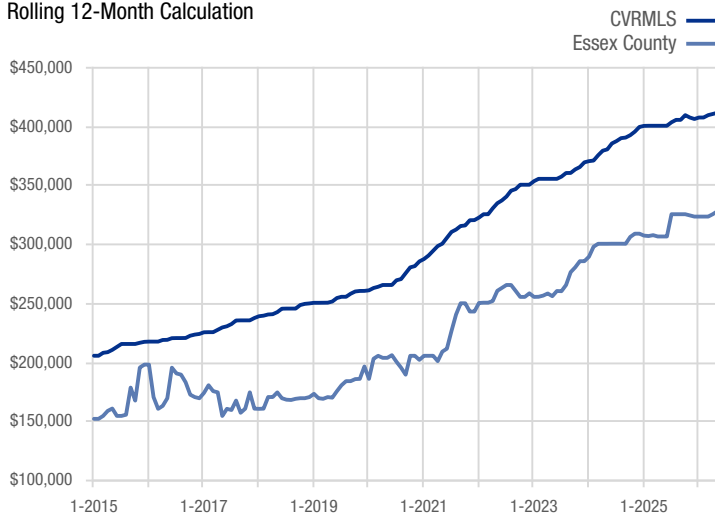
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	13	7	- 46.2%	64	61	- 4.7%
Pending Sales	12	8	- 33.3%	48	38	- 20.8%
Closed Sales	13	9	- 30.8%	33	37	+ 12.1%
Days on Market Until Sale	68	25	- 63.2%	86	46	- 46.5%
Median Sales Price*	\$300,000	<b>\$385,000</b>	+ 28.3%	\$300,000	<b>\$325,000</b>	+ 8.3%
Average Sales Price*	\$303,952	<b>\$365,872</b>	+ 20.4%	\$376,123	<b>\$359,291</b>	- 4.5%
Percent of Original List Price Received*	93.7%	<b>99.1%</b>	+ 5.8%	93.6%	<b>97.6%</b>	+ 4.3%
Inventory of Homes for Sale	31	36	+ 16.1%	—	—	—
Months Supply of Inventory	3.8	4.7	+ 23.7%	—	—	—

Condo/Town	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	0	0	0.0%	2	1	- 50.0%
Pending Sales	0	0	0.0%	2	0	- 100.0%
Closed Sales	1	0	- 100.0%	2	0	- 100.0%
Days on Market Until Sale	50	—	—	27	—	—
Median Sales Price*	\$220,000	—	—	\$324,975	—	—
Average Sales Price*	\$220,000	—	—	\$324,975	—	—
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.

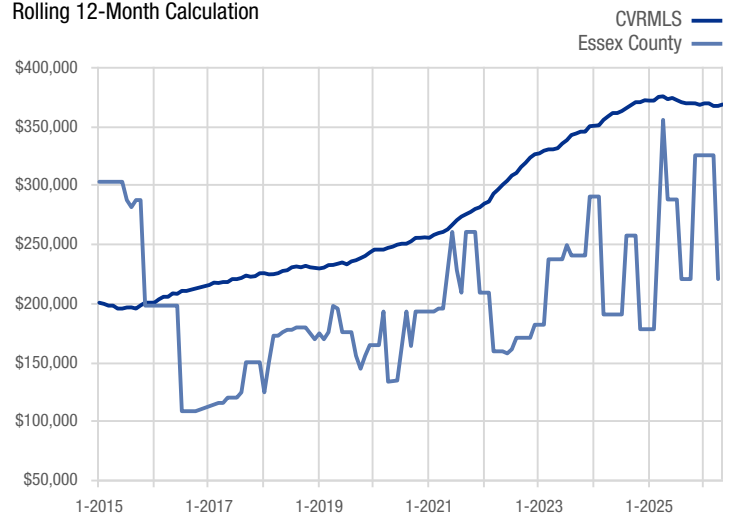
### Median Sales Price - Single-Family

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.