

# Local Market Update – July 2025

A Research Tool Provided by Central Virginia Regional MLS.



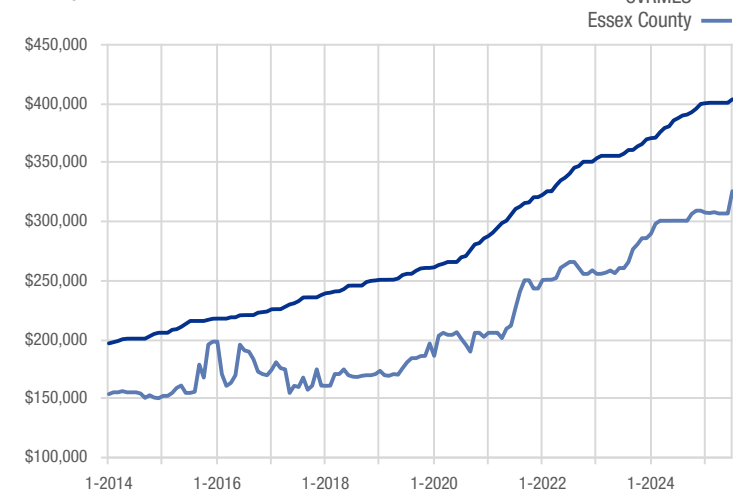
## Essex County

Single Family	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	12	13	+ 8.3%	65	93	+ 43.1%
Pending Sales	8	10	+ 25.0%	47	66	+ 40.4%
Closed Sales	12	13	+ 8.3%	47	58	+ 23.4%
Days on Market Until Sale	34	55	+ 61.8%	65	69	+ 6.2%
Median Sales Price*	\$288,500	\$429,900	+ 49.0%	\$308,000	\$325,000	+ 5.5%
Average Sales Price*	\$306,827	\$525,929	+ 71.4%	\$404,679	\$409,808	+ 1.3%
Percent of Original List Price Received*	97.4%	97.8%	+ 0.4%	98.2%	95.5%	- 2.7%
Inventory of Homes for Sale	31	30	- 3.2%	—	—	—
Months Supply of Inventory	4.6	3.7	- 19.6%	—	—	—

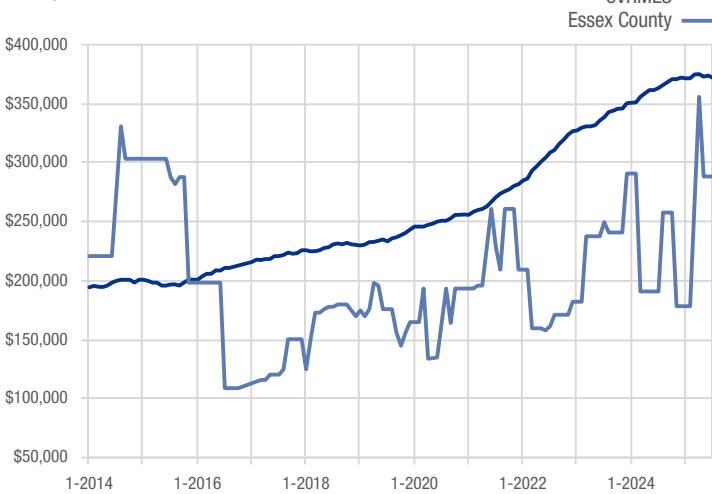
Condo/Town	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	0	0	0.0%	2	2	0.0%
Pending Sales	0	0	0.0%	2	2	0.0%
Closed Sales	0	0	0.0%	1	2	+ 100.0%
Days on Market Until Sale	—	—	—	10	27	+ 170.0%
Median Sales Price*	—	—	—	\$158,800	\$324,975	+ 104.6%
Average Sales Price*	—	—	—	\$158,800	\$324,975	+ 104.6%
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.

### 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.