

Local Market Update – September 2024

A Research Tool Provided by Central Virginia Regional MLS.



Essex County

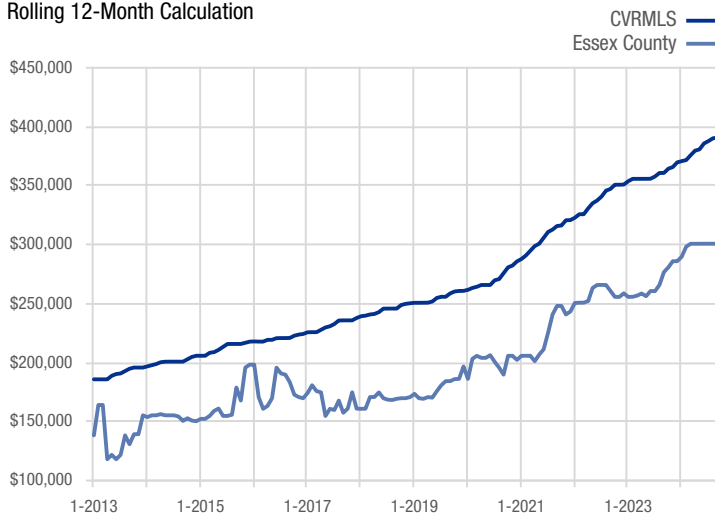
Single Family	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	9	12	+ 33.3%	93	87	- 6.5%
Pending Sales	9	14	+ 55.6%	72	66	- 8.3%
Closed Sales	10	4	- 60.0%	68	58	- 14.7%
Days on Market Until Sale	32	40	+ 25.0%	36	60	+ 66.7%
Median Sales Price*	\$289,925	\$242,500	- 16.4%	\$287,850	\$306,875	+ 6.6%
Average Sales Price*	\$272,734	\$288,291	+ 5.7%	\$302,086	\$404,387	+ 33.9%
Percent of Original List Price Received*	98.7%	91.5%	- 7.3%	96.2%	97.3%	+ 1.1%
Inventory of Homes for Sale	26	31	+ 19.2%	—	—	—
Months Supply of Inventory	3.5	4.6	+ 31.4%	—	—	—

Condo/Town	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	0	1	—	5	3	- 40.0%
Pending Sales	0	0	0.0%	5	2	- 60.0%
Closed Sales	0	0	0.0%	5	2	- 60.0%
Days on Market Until Sale	—	—	—	11	7	- 36.4%
Median Sales Price*	—	—	—	\$290,000	\$256,900	- 11.4%
Average Sales Price*	—	—	—	\$256,400	\$256,900	+ 0.2%
Percent of Original List Price Received*	—	—	—	98.7%	100.0%	+ 1.3%
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	1.0	—	—	—	—

* 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.

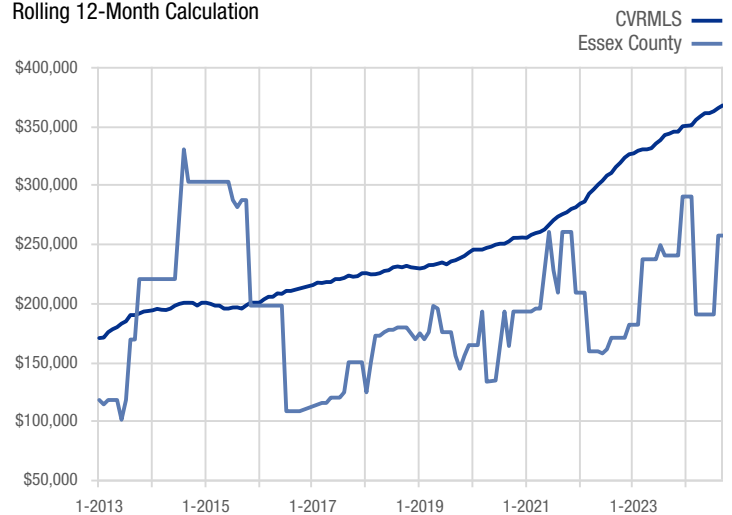
Median Sales Price - Single-Family

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.