

Local Market Update – June 2020

A Research Tool Provided by Central Virginia Regional MLS.



Ashland (unincorporated town)

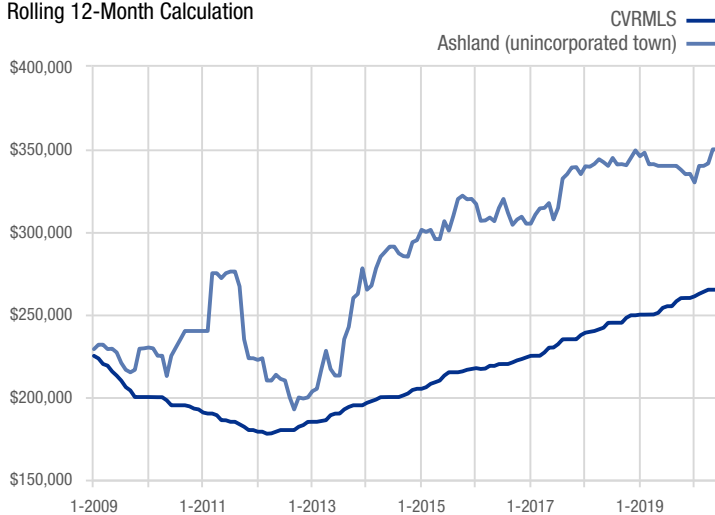
Single Family	June			Year to Date		
	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% Change
Key Metrics						
New Listings	23	31	+ 34.8%	154	202	+ 31.2%
Pending Sales	23	31	+ 34.8%	107	135	+ 26.2%
Closed Sales	20	21	+ 5.0%	92	89	- 3.3%
Days on Market Until Sale	28	54	+ 92.9%	56	55	- 1.8%
Median Sales Price*	\$336,475	\$365,000	+ 8.5%	\$322,500	\$360,000	+ 11.6%
Average Sales Price*	\$333,313	\$375,827	+ 12.8%	\$342,605	\$361,387	+ 5.5%
Percent of Original List Price Received*	97.3%	99.3%	+ 2.1%	97.4%	98.1%	+ 0.7%
Inventory of Homes for Sale	71	81	+ 14.1%	—	—	—
Months Supply of Inventory	4.6	4.3	- 6.5%	—	—	—

Condo/Town	June			Year to Date		
	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% Change
Key Metrics						
New Listings	1	1	0.0%	9	8	- 11.1%
Pending Sales	2	1	- 50.0%	12	8	- 33.3%
Closed Sales	3	1	- 66.7%	8	7	- 12.5%
Days on Market Until Sale	17	5	- 70.6%	20	38	+ 90.0%
Median Sales Price*	\$216,000	\$225,000	+ 4.2%	\$178,750	\$227,500	+ 27.3%
Average Sales Price*	\$209,167	\$225,000	+ 7.6%	\$189,750	\$241,786	+ 27.4%
Percent of Original List Price Received*	100.5%	100.0%	- 0.5%	99.1%	98.1%	- 1.0%
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	0.5	—	—	—	—

* 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.

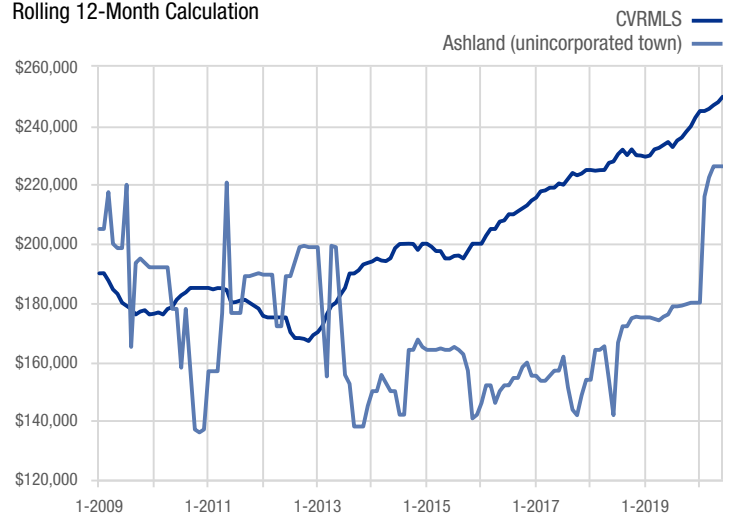
Median Sales Price - Single-Family

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.