

# Local Market Update – August 2020

A Research Tool Provided by Central Virginia Regional MLS.



## Ashland (unincorporated town)

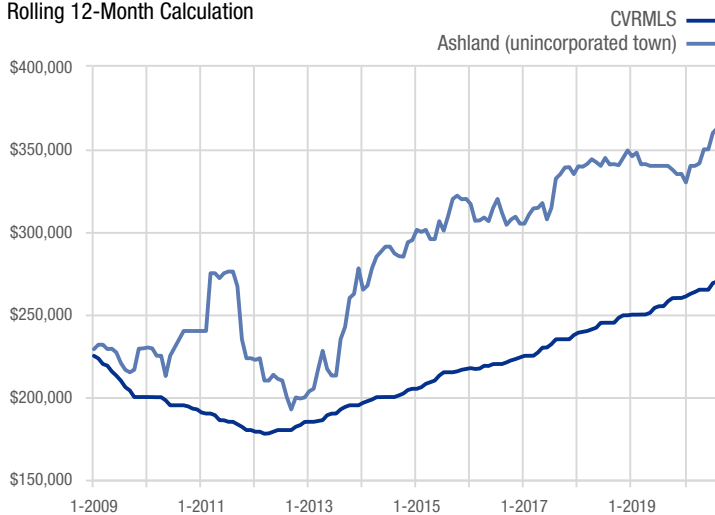
Single Family	August			Year to Date		
	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
New Listings	16	21	+ 31.3%	192	284	+ 47.9%
Pending Sales	23	34	+ 47.8%	142	206	+ 45.1%
Closed Sales	16	34	+ 112.5%	129	154	+ 19.4%
Days on Market Until Sale	59	50	- 15.3%	54	48	- 11.1%
Median Sales Price*	\$377,000	<b>\$370,000</b>	- 1.9%	\$340,000	<b>\$370,000</b>	+ 8.8%
Average Sales Price*	\$373,998	<b>\$409,104</b>	+ 9.4%	\$350,989	<b>\$389,951</b>	+ 11.1%
Percent of Original List Price Received*	97.0%	<b>98.8%</b>	+ 1.9%	97.3%	<b>98.6%</b>	+ 1.3%
Inventory of Homes for Sale	66	86	+ 30.3%	—	—	—
Months Supply of Inventory	4.4	4.0	- 9.1%	—	—	—

Condo/Town	August			Year to Date		
	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
New Listings	1	11	+ 1,000.0%	12	29	+ 141.7%
Pending Sales	2	8	+ 300.0%	14	19	+ 35.7%
Closed Sales	1	1	0.0%	12	11	- 8.3%
Days on Market Until Sale	27	7	- 74.1%	20	26	+ 30.0%
Median Sales Price*	\$225,000	<b>\$165,500</b>	- 26.4%	\$198,000	<b>\$220,000</b>	+ 11.1%
Average Sales Price*	\$225,000	<b>\$165,500</b>	- 26.4%	\$198,579	<b>\$218,359</b>	+ 10.0%
Percent of Original List Price Received*	95.0%	<b>100.3%</b>	+ 5.6%	99.0%	<b>98.5%</b>	- 0.5%
Inventory of Homes for Sale	1	11	+ 1,000.0%	—	—	—
Months Supply of Inventory	0.5	3.8	+ 660.0%	—	—	—

\* 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.

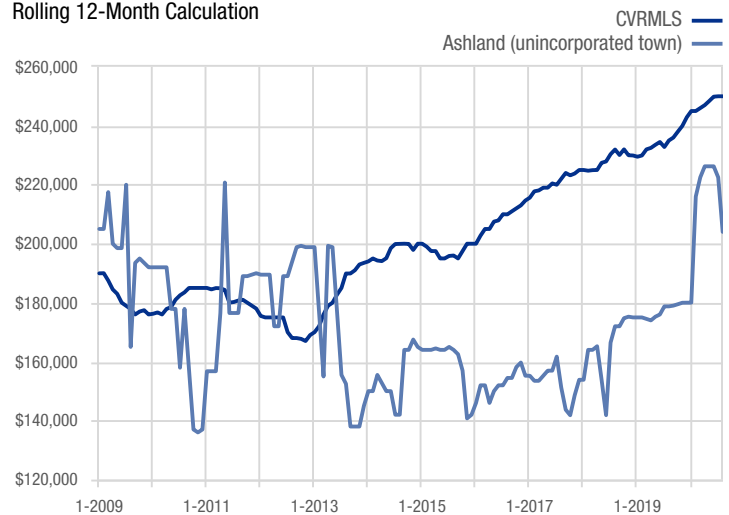
### Median Sales Price - Single-Family

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.