

Local Market Update – December 2020

A Research Tool Provided by Central Virginia Regional MLS.



Ashland (unincorporated town)

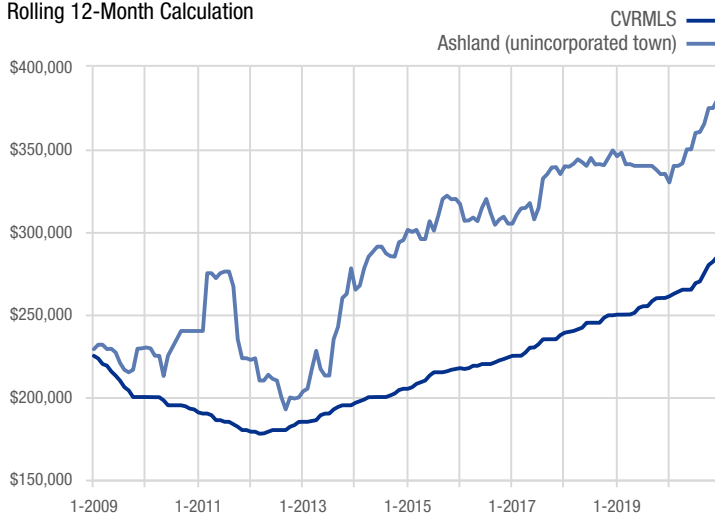
Single Family	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	12	18	+ 50.0%	263	388	+ 47.5%
Pending Sales	9	12	+ 33.3%	196	304	+ 55.1%
Closed Sales	16	20	+ 25.0%	197	250	+ 26.9%
Days on Market Until Sale	42	53	+ 26.2%	50	45	- 10.0%
Median Sales Price*	\$332,500	\$384,000	+ 15.5%	\$335,175	\$380,000	+ 13.4%
Average Sales Price*	\$328,515	\$408,282	+ 24.3%	\$347,902	\$409,210	+ 17.6%
Percent of Original List Price Received*	97.2%	101.3%	+ 4.2%	97.2%	98.7%	+ 1.5%
Inventory of Homes for Sale	51	66	+ 29.4%	—	—	—
Months Supply of Inventory	3.1	2.6	- 16.1%	—	—	—

Condo/Town	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	1	6	+ 500.0%	17	49	+ 188.2%
Pending Sales	1	5	+ 400.0%	18	38	+ 111.1%
Closed Sales	0	7	—	17	24	+ 41.2%
Days on Market Until Sale	—	12	—	20	18	- 10.0%
Median Sales Price*	—	\$249,990	—	\$180,000	\$209,000	+ 16.1%
Average Sales Price*	—	\$225,595	—	\$199,788	\$219,564	+ 9.9%
Percent of Original List Price Received*	—	101.9%	—	98.2%	100.1%	+ 1.9%
Inventory of Homes for Sale	1	11	+ 1,000.0%	—	—	—
Months Supply of Inventory	0.4	2.9	+ 625.0%	—	—	—

* 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.

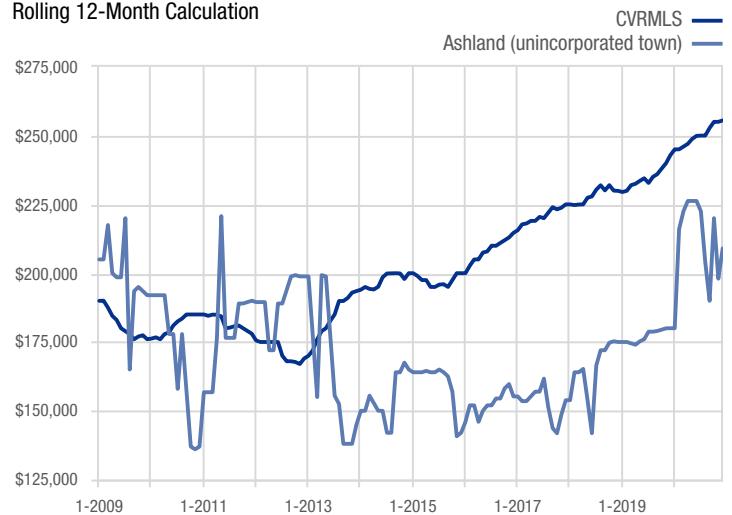
Median Sales Price - Single-Family

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.