

Local Market Update – January 2021

A Research Tool Provided by Central Virginia Regional MLS.



Ashland (unincorporated town)

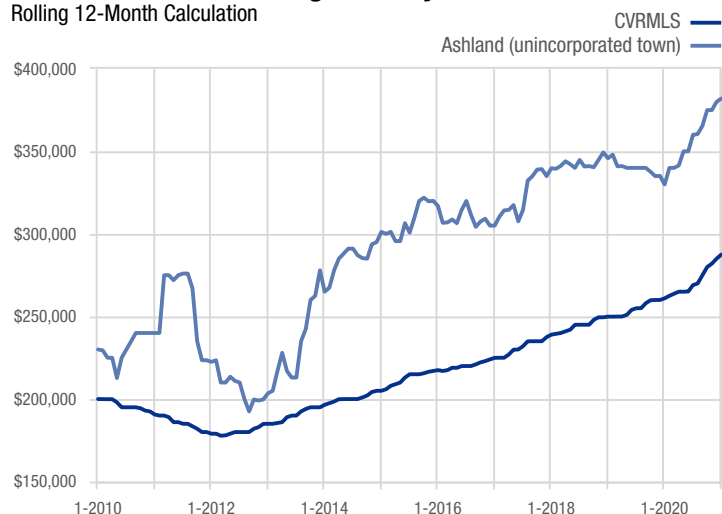
Single Family	January			Year to Date		
Key Metrics	2020	2021	% Change	Thru 1-2020	Thru 1-2021	% Change
New Listings	34	25	- 26.5%	34	25	- 26.5%
Pending Sales	15	17	+ 13.3%	15	17	+ 13.3%
Closed Sales	10	18	+ 80.0%	10	18	+ 80.0%
Days on Market Until Sale	55	19	- 65.5%	55	19	- 65.5%
Median Sales Price*	\$248,500	\$351,000	+ 41.2%	\$248,500	\$351,000	+ 41.2%
Average Sales Price*	\$302,995	\$398,776	+ 31.6%	\$302,995	\$398,776	+ 31.6%
Percent of Original List Price Received*	96.0%	102.1%	+ 6.4%	96.0%	102.1%	+ 6.4%
Inventory of Homes for Sale	64	72	+ 12.5%	—	—	—
Months Supply of Inventory	3.9	2.8	- 28.2%	—	—	—

Condo/Town	January			Year to Date		
Key Metrics	2020	2021	% Change	Thru 1-2020	Thru 1-2021	% Change
New Listings	2	11	+ 450.0%	2	11	+ 450.0%
Pending Sales	0	6	—	0	6	—
Closed Sales	2	4	+ 100.0%	2	4	+ 100.0%
Days on Market Until Sale	99	52	- 47.5%	99	52	- 47.5%
Median Sales Price*	\$249,500	\$281,715	+ 12.9%	\$249,500	\$281,715	+ 12.9%
Average Sales Price*	\$249,500	\$293,638	+ 17.7%	\$249,500	\$293,638	+ 17.7%
Percent of Original List Price Received*	95.6%	103.0%	+ 7.7%	95.6%	103.0%	+ 7.7%
Inventory of Homes for Sale	3	16	+ 433.3%	—	—	—
Months Supply of Inventory	1.3	4.0	+ 207.7%	—	—	—

* 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.

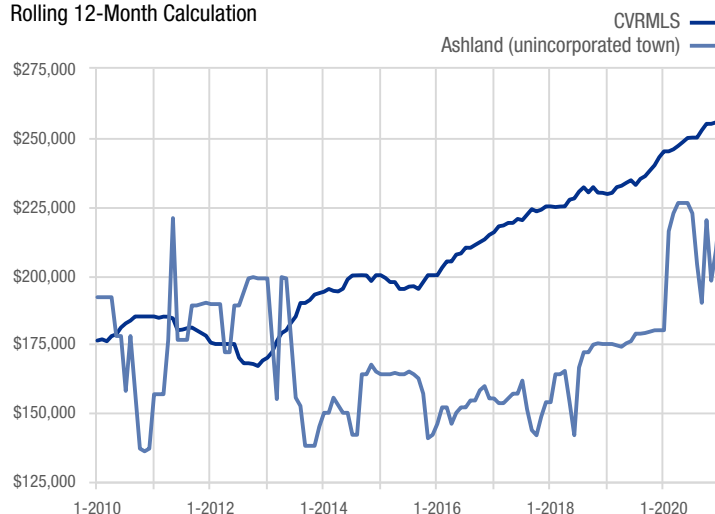
Median Sales Price - Single-Family

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.