

Local Market Update – December 2021

A Research Tool Provided by Central Virginia Regional MLS.



Ashland (unincorporated town)

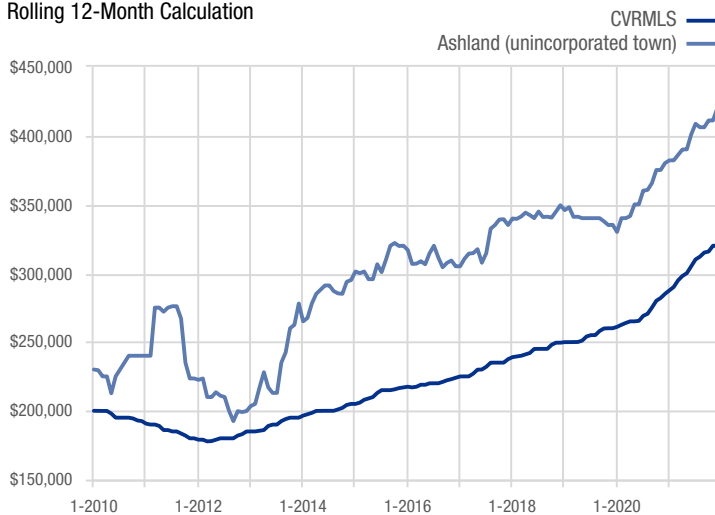
Single Family	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
New Listings	18	16	- 11.1%	387	316	- 18.3%
Pending Sales	13	17	+ 30.8%	301	274	- 9.0%
Closed Sales	20	27	+ 35.0%	250	271	+ 8.4%
Days on Market Until Sale	53	23	- 56.6%	45	18	- 60.0%
Median Sales Price*	\$384,000	\$497,500	+ 29.6%	\$380,000	\$419,950	+ 10.5%
Average Sales Price*	\$408,282	\$450,047	+ 10.2%	\$409,210	\$436,904	+ 6.8%
Percent of Original List Price Received*	101.3%	105.9%	+ 4.5%	98.7%	104.4%	+ 5.8%
Inventory of Homes for Sale	69	54	- 21.7%	—	—	—
Months Supply of Inventory	2.8	2.4	- 14.3%	—	—	—

Condo/Town	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
New Listings	6	1	- 83.3%	49	77	+ 57.1%
Pending Sales	4	2	- 50.0%	37	71	+ 91.9%
Closed Sales	7	6	- 14.3%	24	68	+ 183.3%
Days on Market Until Sale	12	88	+ 633.3%	18	30	+ 66.7%
Median Sales Price*	\$249,990	\$318,000	+ 27.2%	\$209,000	\$286,903	+ 37.3%
Average Sales Price*	\$225,595	\$295,022	+ 30.8%	\$219,564	\$277,012	+ 26.2%
Percent of Original List Price Received*	101.9%	100.0%	- 1.9%	100.1%	102.4%	+ 2.3%
Inventory of Homes for Sale	12	9	- 25.0%	—	—	—
Months Supply of Inventory	3.2	1.5	- 53.1%	—	—	—

* 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.

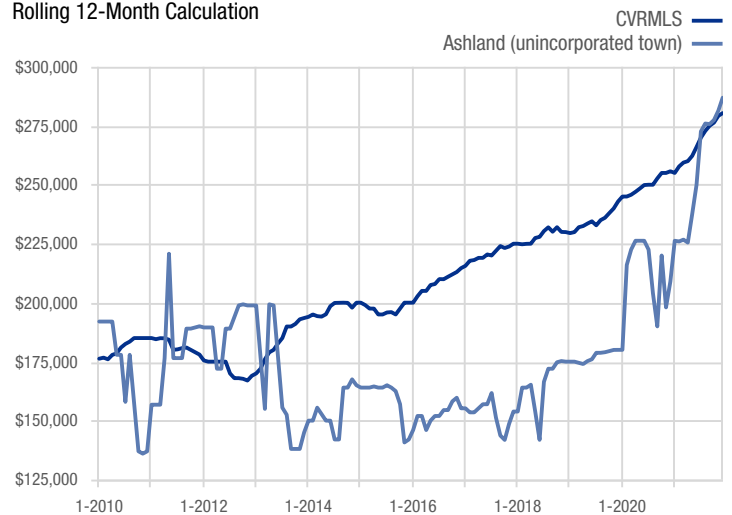
Median Sales Price - Single-Family

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.