

# Local Market Update – May 2022

A Research Tool Provided by Central Virginia Regional MLS.



## Ashland (unincorporated town)

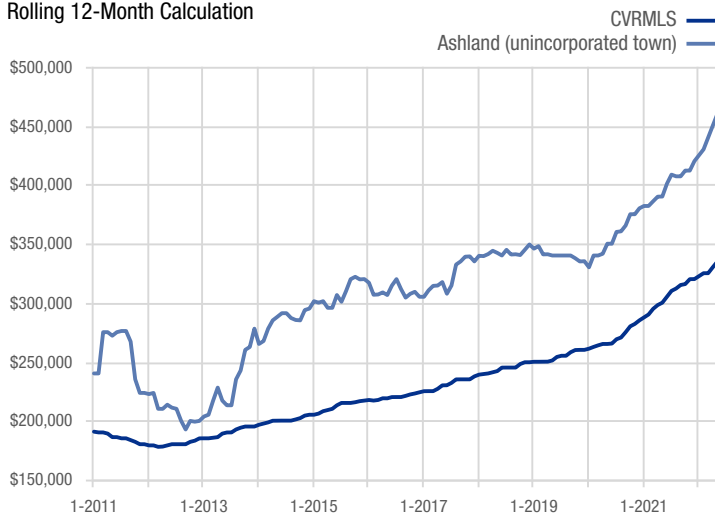
Single Family	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	25	18	- 28.0%	158	112	- 29.1%
Pending Sales	20	23	+ 15.0%	124	100	- 19.4%
Closed Sales	30	12	- 60.0%	89	96	+ 7.9%
Days on Market Until Sale	29	29	0.0%	18	34	+ 88.9%
Median Sales Price*	\$396,000	<b>\$442,500</b>	+ 11.7%	\$391,000	<b>\$511,773</b>	+ 30.9%
Average Sales Price*	\$421,660	<b>\$466,042</b>	+ 10.5%	\$413,534	<b>\$543,544</b>	+ 31.4%
Percent of Original List Price Received*	105.1%	<b>108.1%</b>	+ 2.9%	103.4%	<b>106.3%</b>	+ 2.8%
Inventory of Homes for Sale	87	37	- 57.5%	—	—	—
Months Supply of Inventory	3.3	1.8	- 45.5%	—	—	—

Condo/Town	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	8	1	- 87.5%	32	14	- 56.3%
Pending Sales	6	3	- 50.0%	24	21	- 12.5%
Closed Sales	7	3	- 57.1%	17	29	+ 70.6%
Days on Market Until Sale	27	70	+ 159.3%	27	87	+ 222.2%
Median Sales Price*	\$301,115	<b>\$311,000</b>	+ 3.3%	\$284,515	<b>\$295,950</b>	+ 4.0%
Average Sales Price*	\$281,520	<b>\$307,000</b>	+ 9.1%	\$273,473	<b>\$294,553</b>	+ 7.7%
Percent of Original List Price Received*	102.4%	<b>101.7%</b>	- 0.7%	100.9%	<b>103.2%</b>	+ 2.3%
Inventory of Homes for Sale	19	2	- 89.5%	—	—	—
Months Supply of Inventory	4.2	0.4	- 90.5%	—	—	—

\* 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.

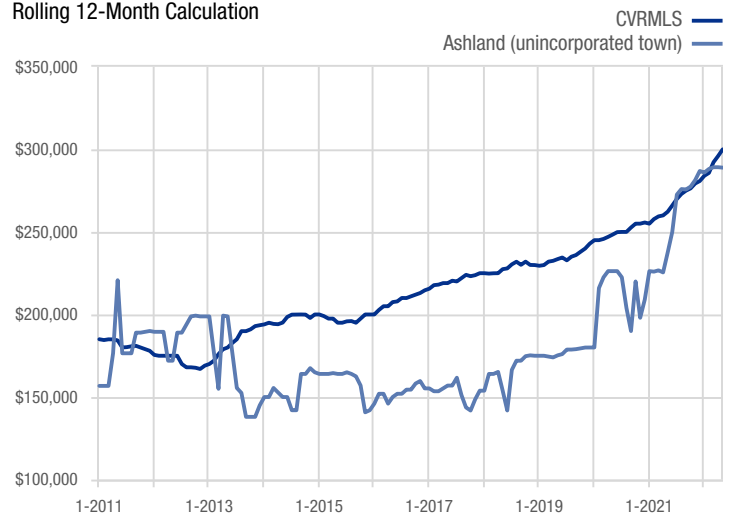
### Median Sales Price - Single-Family

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.