

Local Market Update – February 2021

A Research Tool Provided by Central Virginia Regional MLS.



Ashland (unincorporated town)

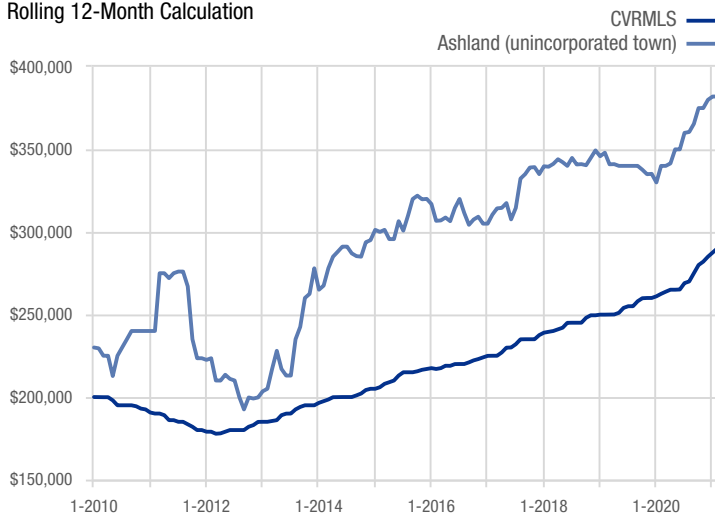
Single Family	February			Year to Date		
	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
Key Metrics						
New Listings	38	25	- 34.2%	72	50	- 30.6%
Pending Sales	21	17	- 19.0%	36	34	- 5.6%
Closed Sales	9	7	- 22.2%	19	25	+ 31.6%
Days on Market Until Sale	43	26	- 39.5%	49	21	- 57.1%
Median Sales Price*	\$403,000	\$425,000	+ 5.5%	\$345,000	\$370,500	+ 7.4%
Average Sales Price*	\$414,782	\$442,064	+ 6.6%	\$355,947	\$411,402	+ 15.6%
Percent of Original List Price Received*	101.9%	98.3%	- 3.5%	98.8%	101.0%	+ 2.2%
Inventory of Homes for Sale	68	79	+ 16.2%	—	—	—
Months Supply of Inventory	4.1	3.1	- 24.4%	—	—	—

Condo/Town	February			Year to Date		
	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
Key Metrics						
New Listings	2	2	0.0%	4	13	+ 225.0%
Pending Sales	2	6	+ 200.0%	2	11	+ 450.0%
Closed Sales	1	4	+ 300.0%	3	8	+ 166.7%
Days on Market Until Sale	30	14	- 53.3%	76	33	- 56.6%
Median Sales Price*	\$285,000	\$250,950	- 11.9%	\$285,000	\$277,433	- 2.7%
Average Sales Price*	\$285,000	\$251,975	- 11.6%	\$261,333	\$272,807	+ 4.4%
Percent of Original List Price Received*	95.3%	97.3%	+ 2.1%	95.5%	100.2%	+ 4.9%
Inventory of Homes for Sale	3	14	+ 366.7%	—	—	—
Months Supply of Inventory	1.2	3.3	+ 175.0%	—	—	—

* 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.

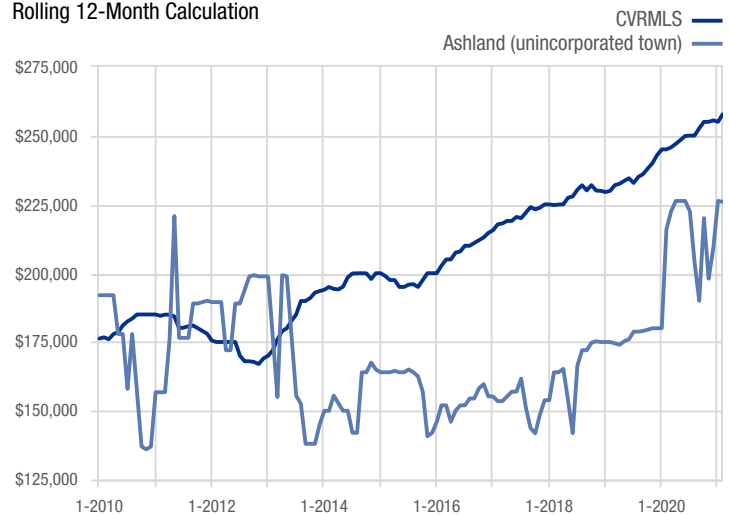
Median Sales Price - Single-Family

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.