

# Local Market Update – April 2021

A Research Tool Provided by Central Virginia Regional MLS.



## Ashland (unincorporated town)

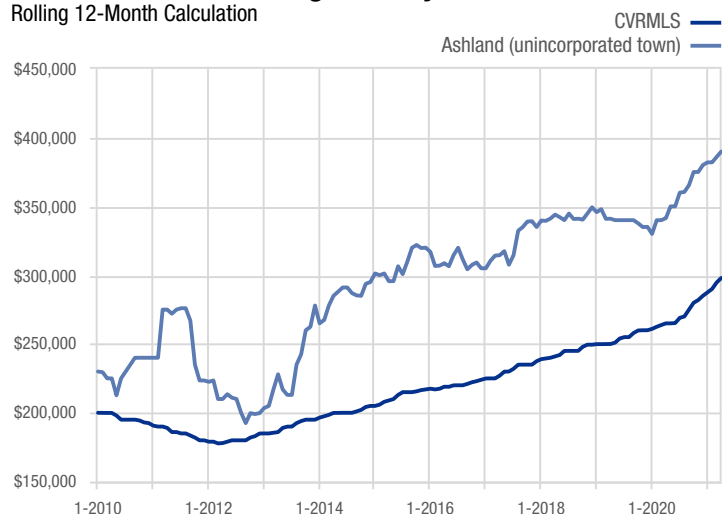
Single Family	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	33	36	+ 9.1%	140	130	- 7.1%
Pending Sales	19	42	+ 121.1%	77	109	+ 41.6%
Closed Sales	12	21	+ 75.0%	48	59	+ 22.9%
Days on Market Until Sale	41	5	- 87.8%	45	12	- 73.3%
Median Sales Price*	\$380,500	<b>\$415,000</b>	+ 9.1%	\$352,500	<b>\$390,000</b>	+ 10.6%
Average Sales Price*	\$357,689	<b>\$431,053</b>	+ 20.5%	\$350,054	<b>\$409,258</b>	+ 16.9%
Percent of Original List Price Received*	95.9%	<b>104.7%</b>	+ 9.2%	97.9%	<b>102.5%</b>	+ 4.7%
Inventory of Homes for Sale	84	77	- 8.3%	—	—	—
Months Supply of Inventory	4.9	2.8	- 42.9%	—	—	—

Condo/Town	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	1	5	+ 400.0%	5	24	+ 380.0%
Pending Sales	0	4	—	4	21	+ 425.0%
Closed Sales	2	0	- 100.0%	6	10	+ 66.7%
Days on Market Until Sale	12	—	—	44	27	- 38.6%
Median Sales Price*	\$231,750	—	—	\$231,750	<b>\$277,433</b>	+ 19.7%
Average Sales Price*	\$231,750	—	—	\$244,583	<b>\$267,840</b>	+ 9.5%
Percent of Original List Price Received*	99.9%	—	—	97.7%	<b>99.8%</b>	+ 2.1%
Inventory of Homes for Sale	2	15	+ 650.0%	—	—	—
Months Supply of Inventory	1.0	3.3	+ 230.0%	—	—	—

\* 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.

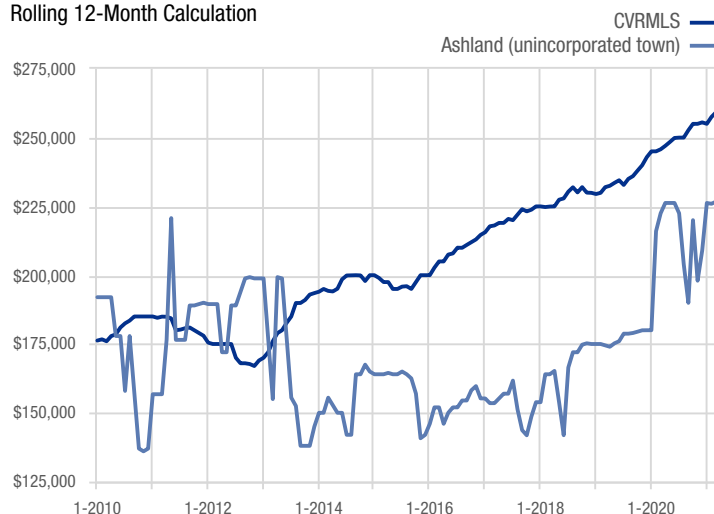
### Median Sales Price - Single-Family

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.