

Local Market Update – May 2021

A Research Tool Provided by Central Virginia Regional MLS.



Ashland (unincorporated town)

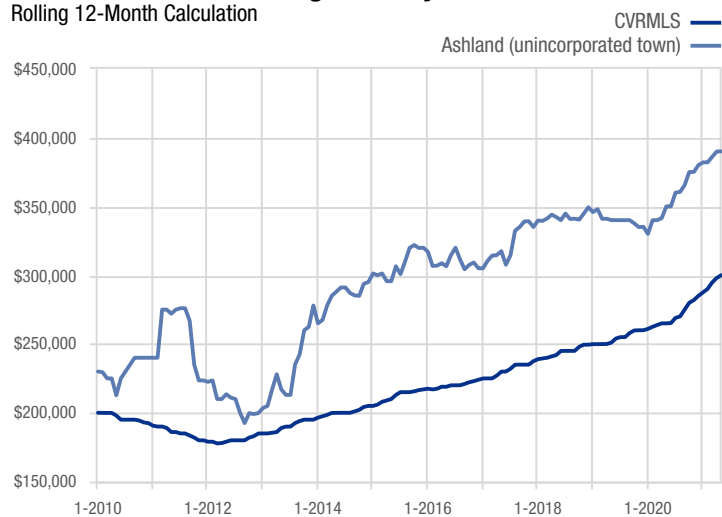
Single Family	May			Year to Date		
Key Metrics	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	31	25	- 19.4%	171	158	- 7.6%
Pending Sales	26	21	- 19.2%	103	126	+ 22.3%
Closed Sales	20	29	+ 45.0%	68	88	+ 29.4%
Days on Market Until Sale	80	29	- 63.8%	55	18	- 67.3%
Median Sales Price*	\$367,450	\$401,000	+ 9.1%	\$357,500	\$396,000	+ 10.8%
Average Sales Price*	\$373,424	\$424,338	+ 13.6%	\$356,928	\$414,343	+ 16.1%
Percent of Original List Price Received*	97.2%	105.2%	+ 8.2%	97.7%	103.4%	+ 5.8%
Inventory of Homes for Sale	88	83	- 5.7%	—	—	—
Months Supply of Inventory	4.9	3.1	- 36.7%	—	—	—

Condo/Town	May			Year to Date		
Key Metrics	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	2	8	+ 300.0%	7	32	+ 357.1%
Pending Sales	3	6	+ 100.0%	7	26	+ 271.4%
Closed Sales	0	7	—	6	17	+ 183.3%
Days on Market Until Sale	—	27	—	44	27	- 38.6%
Median Sales Price*	—	\$301,115	—	\$231,750	\$284,515	+ 22.8%
Average Sales Price*	—	\$281,520	—	\$244,583	\$273,473	+ 11.8%
Percent of Original List Price Received*	—	102.4%	—	97.7%	100.9%	+ 3.3%
Inventory of Homes for Sale	1	18	+ 1,700.0%	—	—	—
Months Supply of Inventory	0.5	3.9	+ 680.0%	—	—	—

* 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.

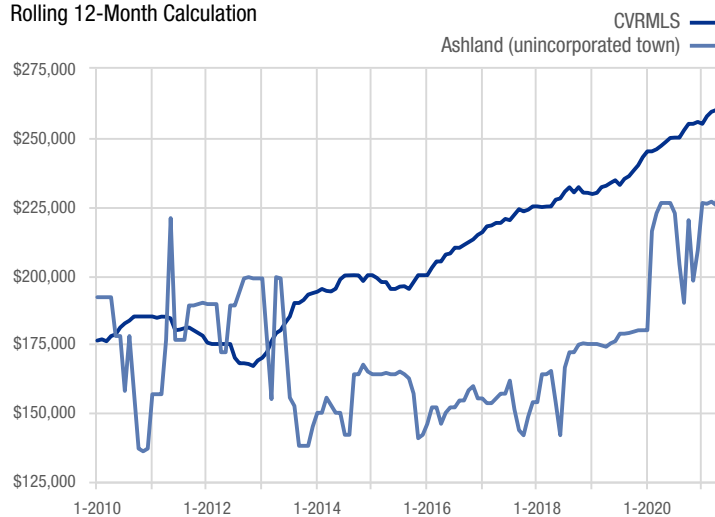
Median Sales Price - Single-Family

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.