

Local Market Update – January 2022

A Research Tool Provided by Central Virginia Regional MLS.



Ashland (unincorporated town)

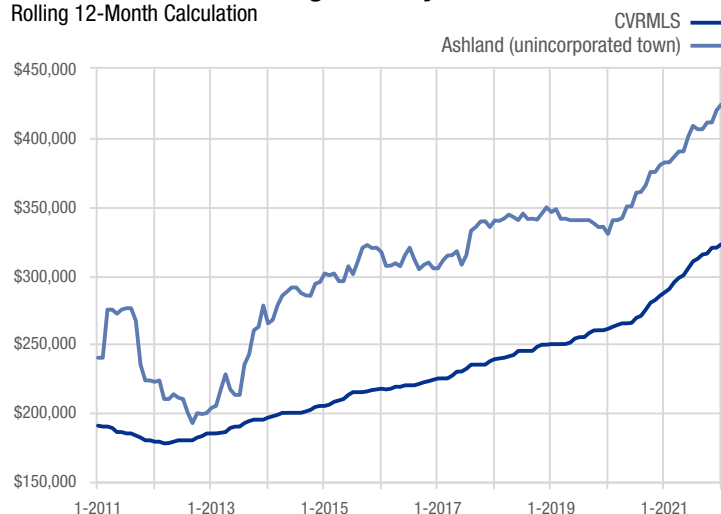
Single Family	January			Year to Date		
Key Metrics	2021	2022	% Change	Thru 1-2021	Thru 1-2022	% Change
New Listings	24	25	+ 4.2%	24	25	+ 4.2%
Pending Sales	17	24	+ 41.2%	17	24	+ 41.2%
Closed Sales	18	19	+ 5.6%	18	19	+ 5.6%
Days on Market Until Sale	19	13	- 31.6%	19	13	- 31.6%
Median Sales Price*	\$351,000	\$466,587	+ 32.9%	\$351,000	\$466,587	+ 32.9%
Average Sales Price*	\$398,776	\$494,153	+ 23.9%	\$398,776	\$494,153	+ 23.9%
Percent of Original List Price Received*	102.1%	107.0%	+ 4.8%	102.1%	107.0%	+ 4.8%
Inventory of Homes for Sale	74	51	- 31.1%	—	—	—
Months Supply of Inventory	2.9	2.2	- 24.1%	—	—	—

Condo/Town	January			Year to Date		
Key Metrics	2021	2022	% Change	Thru 1-2021	Thru 1-2022	% Change
New Listings	11	4	- 63.6%	11	4	- 63.6%
Pending Sales	5	7	+ 40.0%	5	7	+ 40.0%
Closed Sales	4	5	+ 25.0%	4	5	+ 25.0%
Days on Market Until Sale	52	165	+ 217.3%	52	165	+ 217.3%
Median Sales Price*	\$281,715	\$250,000	- 11.3%	\$281,715	\$250,000	- 11.3%
Average Sales Price*	\$293,638	\$283,970	- 3.3%	\$293,638	\$283,970	- 3.3%
Percent of Original List Price Received*	103.0%	108.9%	+ 5.7%	103.0%	108.9%	+ 5.7%
Inventory of Homes for Sale	18	8	- 55.6%	—	—	—
Months Supply of Inventory	4.7	1.4	- 70.2%	—	—	—

* 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.

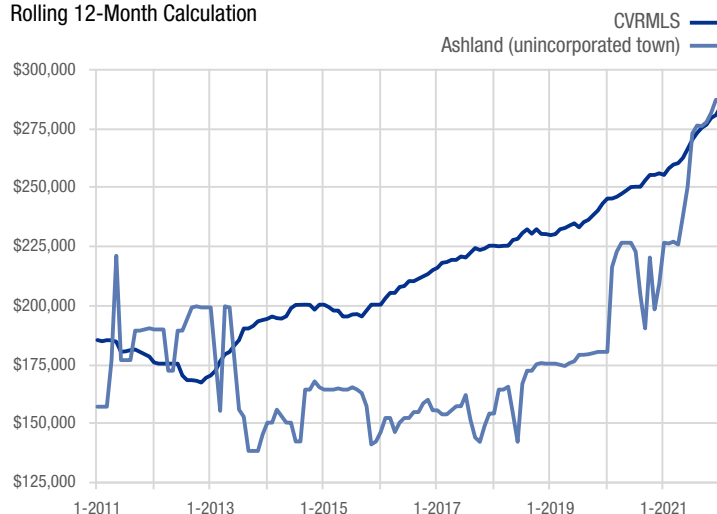
Median Sales Price - Single-Family

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.