

# Local Market Update – February 2022

A Research Tool Provided by Central Virginia Regional MLS.



## Ashland (unincorporated town)

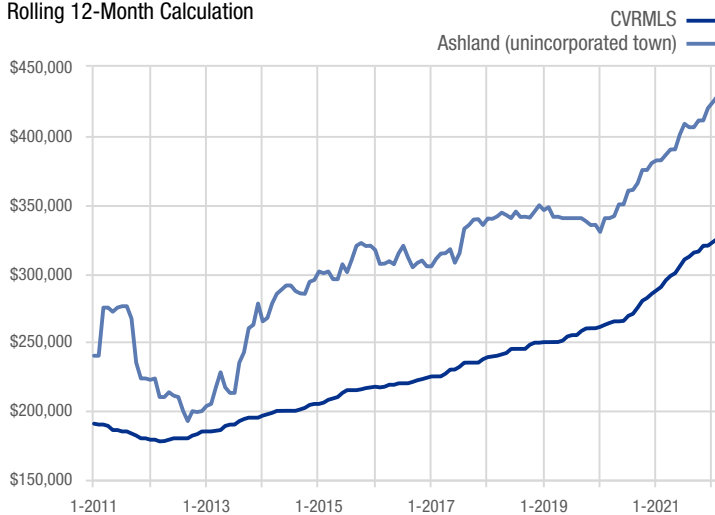
Single Family	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	25	31	+ 24.0%	49	56	+ 14.3%
Pending Sales	14	23	+ 64.3%	31	46	+ 48.4%
Closed Sales	7	17	+ 142.9%	25	36	+ 44.0%
Days on Market Until Sale	26	7	- 73.1%	21	10	- 52.4%
Median Sales Price*	\$425,000	<b>\$594,347</b>	+ 39.8%	\$370,500	<b>\$550,000</b>	+ 48.4%
Average Sales Price*	\$442,064	<b>\$559,979</b>	+ 26.7%	\$411,402	<b>\$524,245</b>	+ 27.4%
Percent of Original List Price Received*	98.3%	<b>102.8%</b>	+ 4.6%	101.0%	<b>105.1%</b>	+ 4.1%
Inventory of Homes for Sale	83	50	- 39.8%	—	—	—
Months Supply of Inventory	3.4	2.1	- 38.2%	—	—	—

Condo/Town	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	2	6	+ 200.0%	13	10	- 23.1%
Pending Sales	5	7	+ 40.0%	10	14	+ 40.0%
Closed Sales	4	7	+ 75.0%	8	12	+ 50.0%
Days on Market Until Sale	14	32	+ 128.6%	33	88	+ 166.7%
Median Sales Price*	\$250,950	<b>\$322,690</b>	+ 28.6%	\$277,433	<b>\$255,000</b>	- 8.1%
Average Sales Price*	\$251,975	<b>\$289,319</b>	+ 14.8%	\$272,807	<b>\$287,090</b>	+ 5.2%
Percent of Original List Price Received*	97.3%	<b>101.1%</b>	+ 3.9%	100.2%	<b>104.4%</b>	+ 4.2%
Inventory of Homes for Sale	15	6	- 60.0%	—	—	—
Months Supply of Inventory	3.7	1.0	- 73.0%	—	—	—

\* 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.

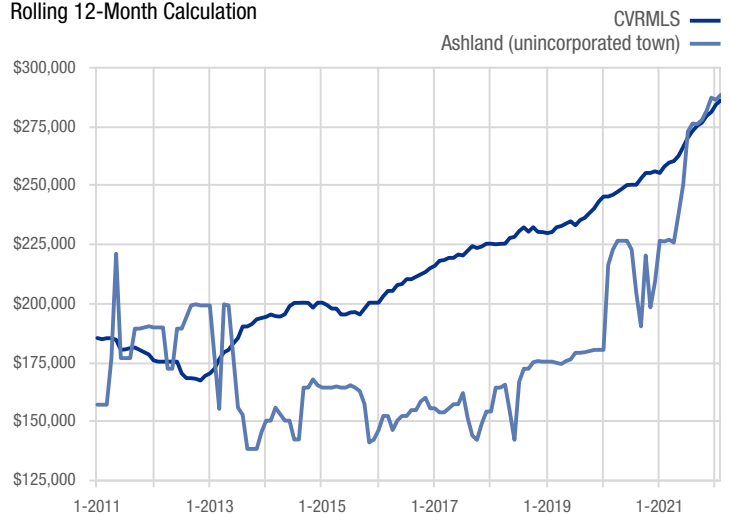
### Median Sales Price - Single-Family

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.