

Local Market Update – August 2022

A Research Tool Provided by Central Virginia Regional MLS.



Ashland (unincorporated town)

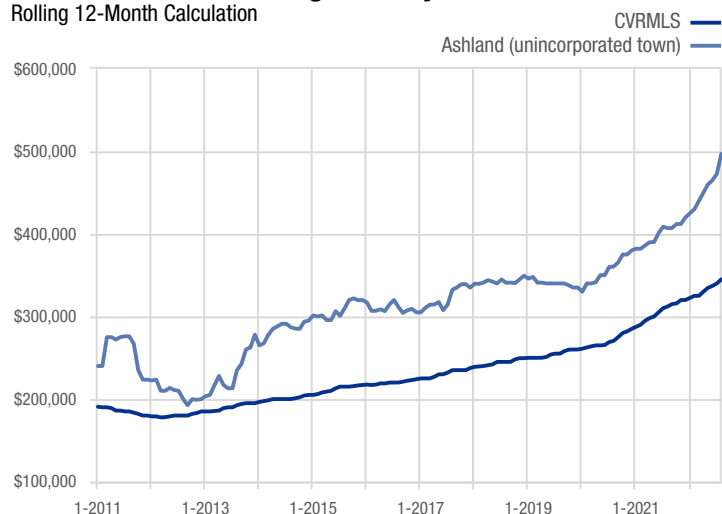
Single Family	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	17	24	+ 41.2%	225	182	- 19.1%
Pending Sales	12	17	+ 41.7%	187	145	- 22.5%
Closed Sales	34	19	- 44.1%	182	150	- 17.6%
Days on Market Until Sale	21	55	+ 161.9%	17	38	+ 123.5%
Median Sales Price*	\$380,000	\$509,000	+ 33.9%	\$414,000	\$519,500	+ 25.5%
Average Sales Price*	\$414,757	\$536,237	+ 29.3%	\$432,155	\$551,948	+ 27.7%
Percent of Original List Price Received*	100.7%	100.9%	+ 0.2%	104.3%	105.1%	+ 0.8%
Inventory of Homes for Sale	78	57	- 26.9%	—	—	—
Months Supply of Inventory	3.3	3.0	- 9.1%	—	—	—

Condo/Town	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	2	5	+ 150.0%	57	24	- 57.9%
Pending Sales	5	3	- 40.0%	43	26	- 39.5%
Closed Sales	5	2	- 60.0%	40	37	- 7.5%
Days on Market Until Sale	46	6	- 87.0%	27	84	+ 211.1%
Median Sales Price*	\$308,780	\$235,000	- 23.9%	\$288,113	\$265,000	- 8.0%
Average Sales Price*	\$291,662	\$235,000	- 19.4%	\$274,656	\$295,195	+ 7.5%
Percent of Original List Price Received*	105.2%	102.3%	- 2.8%	102.8%	103.4%	+ 0.6%
Inventory of Homes for Sale	20	7	- 65.0%	—	—	—
Months Supply of Inventory	3.9	1.6	- 59.0%	—	—	—

* 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.

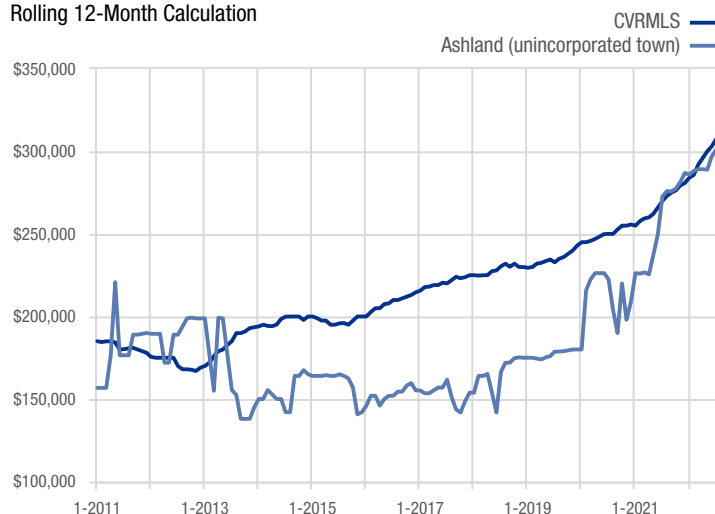
Median Sales Price - Single-Family

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.