

Local Market Update – September 2022

A Research Tool Provided by Central Virginia Regional MLS.



Ashland (unincorporated town)

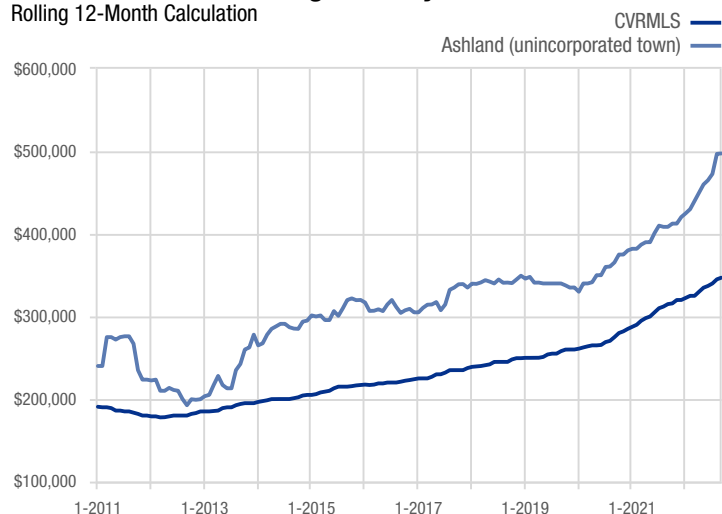
Single Family	September			Year to Date		
Key Metrics	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
New Listings	25	25	0.0%	250	207	- 17.2%
Pending Sales	17	16	- 5.9%	204	161	- 21.1%
Closed Sales	13	17	+ 30.8%	196	167	- 14.8%
Days on Market Until Sale	24	39	+ 62.5%	18	38	+ 111.1%
Median Sales Price*	\$537,588	\$525,954	- 2.2%	\$419,975	\$522,100	+ 24.3%
Average Sales Price*	\$458,558	\$569,073	+ 24.1%	\$434,323	\$553,702	+ 27.5%
Percent of Original List Price Received*	104.6%	99.2%	- 5.2%	104.3%	104.5%	+ 0.2%
Inventory of Homes for Sale	83	63	- 24.1%	—	—	—
Months Supply of Inventory	3.7	3.3	- 10.8%	—	—	—

Condo/Town	September			Year to Date		
Key Metrics	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
New Listings	12	3	- 75.0%	69	27	- 60.9%
Pending Sales	6	5	- 16.7%	49	31	- 36.7%
Closed Sales	4	2	- 50.0%	44	39	- 11.4%
Days on Market Until Sale	2	4	+ 100.0%	25	80	+ 220.0%
Median Sales Price*	\$219,950	\$222,500	+ 1.2%	\$285,233	\$260,000	- 8.8%
Average Sales Price*	\$226,350	\$222,500	- 1.7%	\$270,264	\$291,467	+ 7.8%
Percent of Original List Price Received*	102.7%	102.6%	- 0.1%	102.8%	103.3%	+ 0.5%
Inventory of Homes for Sale	25	5	- 80.0%	—	—	—
Months Supply of Inventory	4.8	1.2	- 75.0%	—	—	—

* 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.

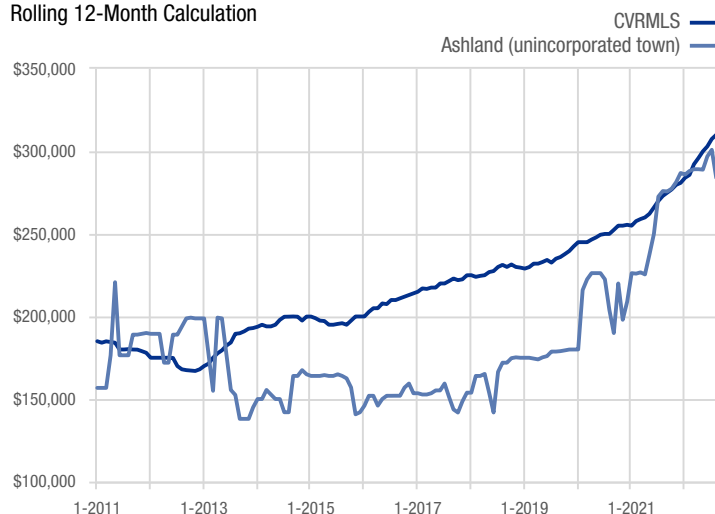
Median Sales Price - Single-Family

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.