

Local Market Update – November 2022

A Research Tool Provided by Central Virginia Regional MLS.



Ashland (unincorporated town)

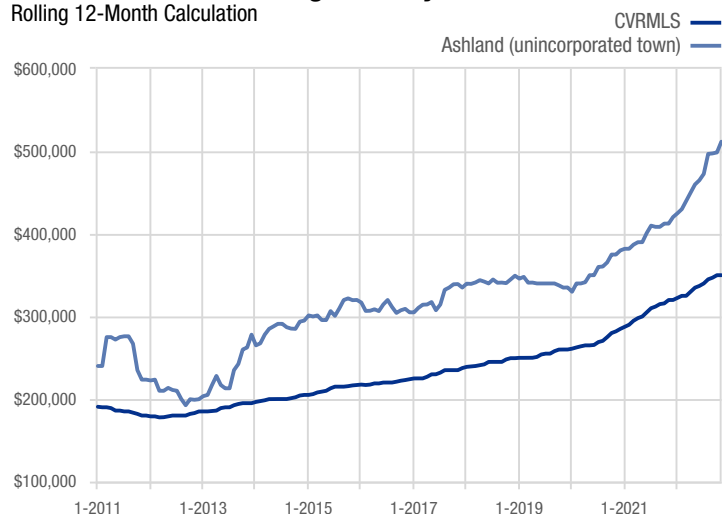
Single Family	November			Year to Date		
Key Metrics	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	20	20	0.0%	301	245	- 18.6%
Pending Sales	22	15	- 31.8%	255	184	- 27.8%
Closed Sales	32	21	- 34.4%	246	207	- 15.9%
Days on Market Until Sale	17	47	+ 176.5%	18	36	+ 100.0%
Median Sales Price*	\$355,000	\$605,000	+ 70.4%	\$414,266	\$519,500	+ 25.4%
Average Sales Price*	\$444,608	\$574,388	+ 29.2%	\$436,377	\$545,048	+ 24.9%
Percent of Original List Price Received*	104.1%	98.9%	- 5.0%	104.2%	103.9%	- 0.3%
Inventory of Homes for Sale	79	66	- 16.5%	—	—	—
Months Supply of Inventory	3.5	4.0	+ 14.3%	—	—	—

Condo/Town	November			Year to Date		
Key Metrics	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	2	4	+ 100.0%	76	35	- 53.9%
Pending Sales	3	3	0.0%	66	36	- 45.5%
Closed Sales	10	2	- 80.0%	62	45	- 27.4%
Days on Market Until Sale	20	3	- 85.0%	24	71	+ 195.8%
Median Sales Price*	\$300,000	\$239,000	- 20.3%	\$285,475	\$260,000	- 8.9%
Average Sales Price*	\$290,015	\$239,000	- 17.6%	\$275,269	\$288,172	+ 4.7%
Percent of Original List Price Received*	103.0%	101.9%	- 1.1%	102.6%	103.1%	+ 0.5%
Inventory of Homes for Sale	13	9	- 30.8%	—	—	—
Months Supply of Inventory	2.2	2.9	+ 31.8%	—	—	—

* 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.

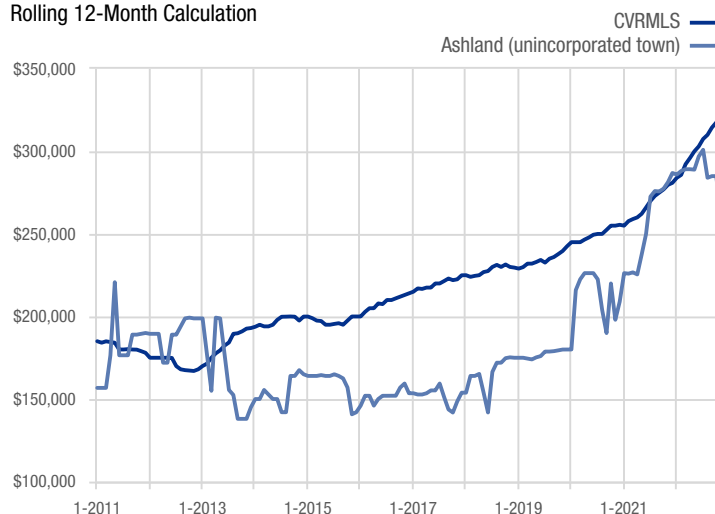
Median Sales Price - Single-Family

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.