

Local Market Update – December 2022

A Research Tool Provided by Central Virginia Regional MLS.



Ashland (unincorporated town)

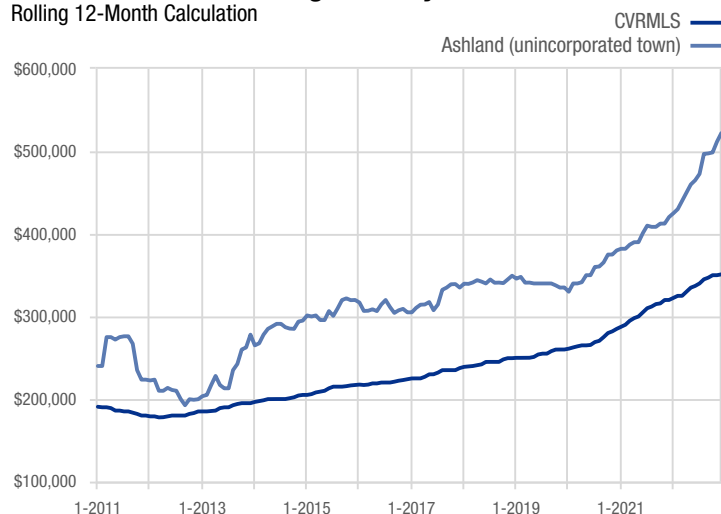
Single Family	December			Year to Date		
Key Metrics	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	17	11	- 35.3%	318	256	- 19.5%
Pending Sales	15	13	- 13.3%	270	197	- 27.0%
Closed Sales	28	14	- 50.0%	274	221	- 19.3%
Days on Market Until Sale	27	15	- 44.4%	19	35	+ 84.2%
Median Sales Price*	\$498,700	\$550,000	+ 10.3%	\$420,396	\$522,100	+ 24.2%
Average Sales Price*	\$463,074	\$583,422	+ 26.0%	\$439,125	\$547,337	+ 24.6%
Percent of Original List Price Received*	105.9%	99.0%	- 6.5%	104.3%	103.6%	- 0.7%
Inventory of Homes for Sale	56	56	0.0%	—	—	—
Months Supply of Inventory	2.5	3.4	+ 36.0%	—	—	—

Condo/Town	December			Year to Date		
Key Metrics	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	1	1	0.0%	77	36	- 53.2%
Pending Sales	1	1	0.0%	67	37	- 44.8%
Closed Sales	6	4	- 33.3%	68	49	- 27.9%
Days on Market Until Sale	88	20	- 77.3%	30	67	+ 123.3%
Median Sales Price*	\$318,000	\$317,500	- 0.2%	\$286,903	\$260,000	- 9.4%
Average Sales Price*	\$295,022	\$302,500	+ 2.5%	\$277,012	\$289,341	+ 4.5%
Percent of Original List Price Received*	100.0%	94.9%	- 5.1%	102.4%	102.4%	0.0%
Inventory of Homes for Sale	13	7	- 46.2%	—	—	—
Months Supply of Inventory	2.3	2.3	0.0%	—	—	—

* 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.

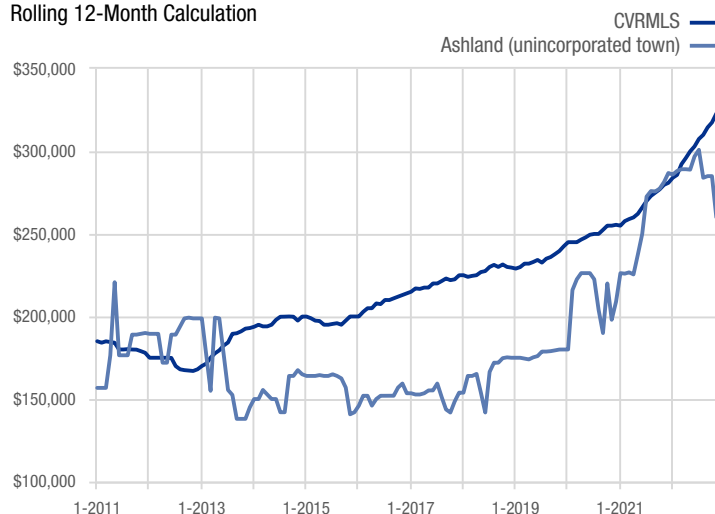
Median Sales Price - Single-Family

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.