

Local Market Update – April 2022

A Research Tool Provided by Central Virginia Regional MLS.



Ashland (unincorporated town)

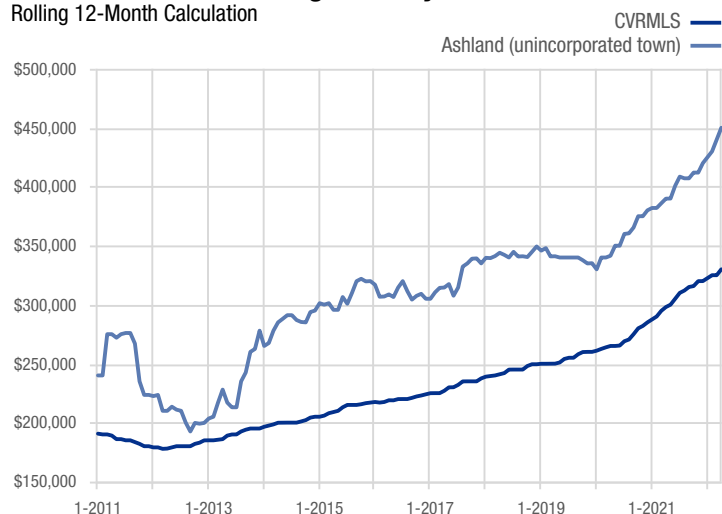
Single Family	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	39	20	- 48.7%	133	93	- 30.1%
Pending Sales	38	18	- 52.6%	104	79	- 24.0%
Closed Sales	21	25	+ 19.0%	59	84	+ 42.4%
Days on Market Until Sale	5	64	+ 1,180.0%	12	35	+ 191.7%
Median Sales Price*	\$415,000	\$535,000	+ 28.9%	\$390,000	\$535,000	+ 37.2%
Average Sales Price*	\$431,053	\$593,802	+ 37.8%	\$409,258	\$554,750	+ 35.6%
Percent of Original List Price Received*	104.7%	109.7%	+ 4.8%	102.5%	106.0%	+ 3.4%
Inventory of Homes for Sale	87	44	- 49.4%	—	—	—
Months Supply of Inventory	3.2	2.1	- 34.4%	—	—	—

Condo/Town	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	5	1	- 80.0%	24	13	- 45.8%
Pending Sales	3	1	- 66.7%	18	18	0.0%
Closed Sales	0	2	—	10	26	+ 160.0%
Days on Market Until Sale	—	111	—	27	89	+ 229.6%
Median Sales Price*	—	\$292,475	—	\$277,433	\$277,975	+ 0.2%
Average Sales Price*	—	\$292,475	—	\$267,840	\$293,117	+ 9.4%
Percent of Original List Price Received*	—	108.1%	—	99.8%	103.3%	+ 3.5%
Inventory of Homes for Sale	17	4	- 76.5%	—	—	—
Months Supply of Inventory	4.0	0.7	- 82.5%	—	—	—

* 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.

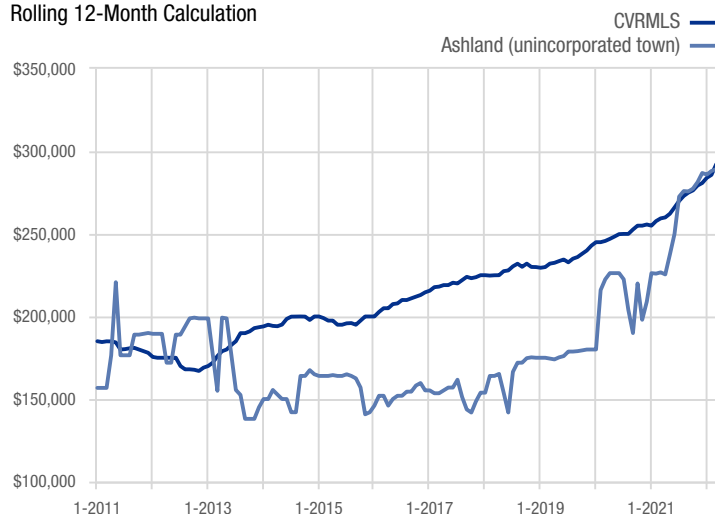
Median Sales Price - Single-Family

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.