

Local Market Update – January 2023

A Research Tool Provided by Central Virginia Regional MLS.



Ashland (unincorporated town)

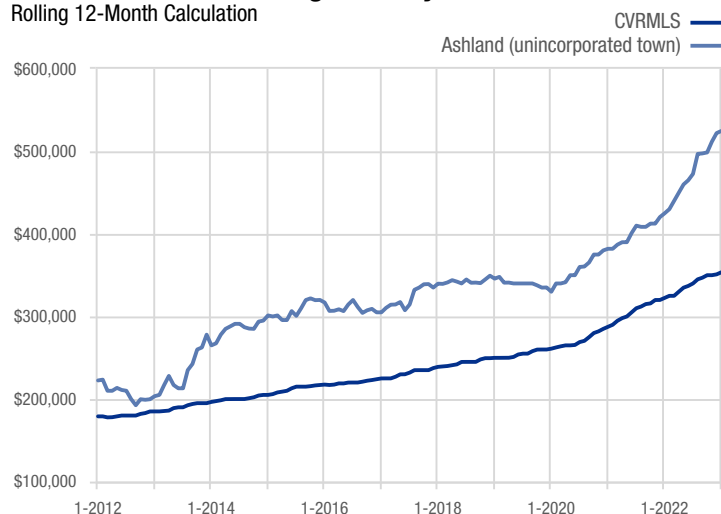
Single Family	January			Year to Date		
Key Metrics	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
New Listings	25	16	- 36.0%	25	16	- 36.0%
Pending Sales	23	14	- 39.1%	23	14	- 39.1%
Closed Sales	19	10	- 47.4%	19	10	- 47.4%
Days on Market Until Sale	13	35	+ 169.2%	13	35	+ 169.2%
Median Sales Price*	\$466,587	\$369,000	- 20.9%	\$466,587	\$369,000	- 20.9%
Average Sales Price*	\$494,153	\$421,998	- 14.6%	\$494,153	\$421,998	- 14.6%
Percent of Original List Price Received*	107.0%	95.6%	- 10.7%	107.0%	95.6%	- 10.7%
Inventory of Homes for Sale	52	56	+ 7.7%	—	—	—
Months Supply of Inventory	2.3	3.6	+ 56.5%	—	—	—

Condo/Town	January			Year to Date		
Key Metrics	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
New Listings	4	4	0.0%	4	4	0.0%
Pending Sales	7	4	- 42.9%	7	4	- 42.9%
Closed Sales	5	1	- 80.0%	5	1	- 80.0%
Days on Market Until Sale	165	39	- 76.4%	165	39	- 76.4%
Median Sales Price*	\$250,000	\$234,900	- 6.0%	\$250,000	\$234,900	- 6.0%
Average Sales Price*	\$283,970	\$234,900	- 17.3%	\$283,970	\$234,900	- 17.3%
Percent of Original List Price Received*	108.9%	100.0%	- 8.2%	108.9%	100.0%	- 8.2%
Inventory of Homes for Sale	9	6	- 33.3%	—	—	—
Months Supply of Inventory	1.6	2.1	+ 31.3%	—	—	—

* 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.

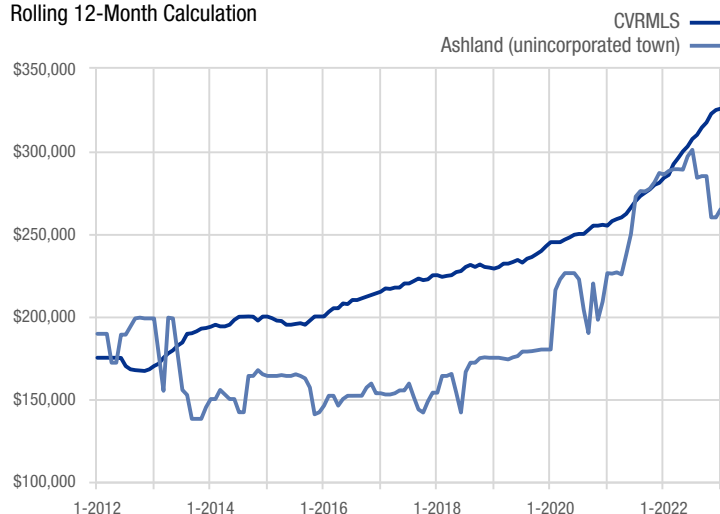
Median Sales Price - Single-Family

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.