

Local Market Update – February 2023

A Research Tool Provided by Central Virginia Regional MLS.



Ashland (unincorporated town)

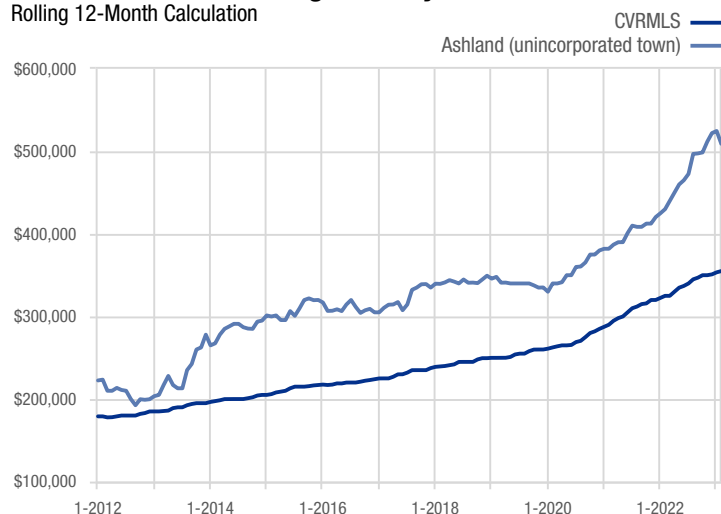
Single Family	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	30	24	- 20.0%	55	41	- 25.5%
Pending Sales	21	22	+ 4.8%	44	36	- 18.2%
Closed Sales	17	16	- 5.9%	36	26	- 27.8%
Days on Market Until Sale	7	50	+ 614.3%	10	45	+ 350.0%
Median Sales Price*	\$594,347	\$461,485	- 22.4%	\$550,000	\$452,485	- 17.7%
Average Sales Price*	\$559,979	\$566,460	+ 1.2%	\$524,245	\$510,898	- 2.5%
Percent of Original List Price Received*	102.8%	99.1%	- 3.6%	105.1%	97.8%	- 6.9%
Inventory of Homes for Sale	53	56	+ 5.7%	—	—	—
Months Supply of Inventory	2.2	3.5	+ 59.1%	—	—	—

Condo/Town	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	6	0	- 100.0%	10	4	- 60.0%
Pending Sales	7	2	- 71.4%	14	6	- 57.1%
Closed Sales	7	3	- 57.1%	12	4	- 66.7%
Days on Market Until Sale	32	64	+ 100.0%	88	58	- 34.1%
Median Sales Price*	\$322,690	\$228,000	- 29.3%	\$255,000	\$231,450	- 9.2%
Average Sales Price*	\$289,319	\$257,300	- 11.1%	\$287,090	\$251,700	- 12.3%
Percent of Original List Price Received*	101.1%	95.7%	- 5.3%	104.4%	96.8%	- 7.3%
Inventory of Homes for Sale	7	4	- 42.9%	—	—	—
Months Supply of Inventory	1.2	1.7	+ 41.7%	—	—	—

* 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.

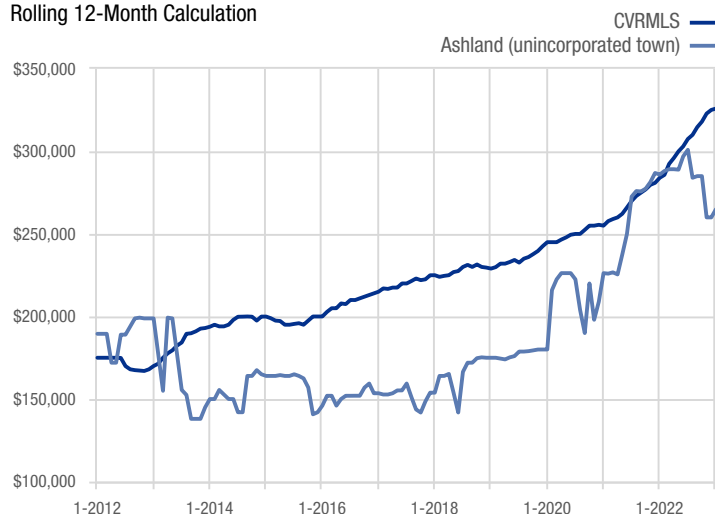
Median Sales Price - Single-Family

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.