

Local Market Update – April 2023

A Research Tool Provided by Central Virginia Regional MLS.



Ashland (unincorporated town)

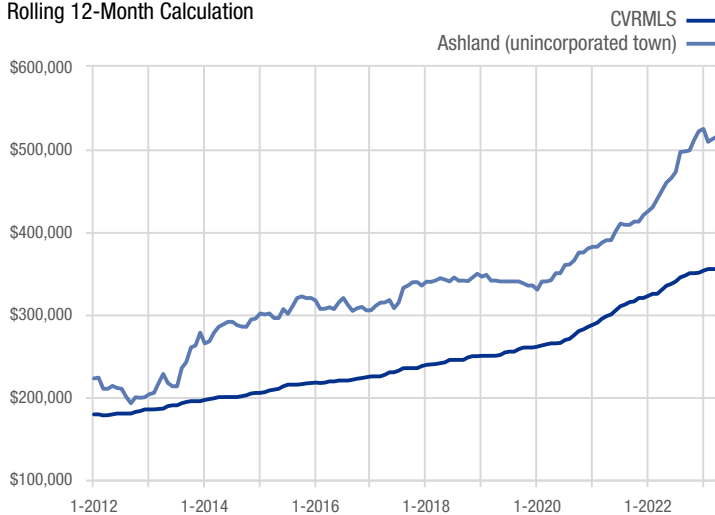
Single Family	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	21	25	+ 19.0%	94	95	+ 1.1%
Pending Sales	16	25	+ 56.3%	77	69	- 10.4%
Closed Sales	25	9	- 64.0%	84	55	- 34.5%
Days on Market Until Sale	64	59	- 7.8%	35	43	+ 22.9%
Median Sales Price*	\$535,000	\$663,000	+ 23.9%	\$535,000	\$518,000	- 3.2%
Average Sales Price*	\$593,802	\$627,209	+ 5.6%	\$554,750	\$562,358	+ 1.4%
Percent of Original List Price Received*	109.7%	97.4%	- 11.2%	106.0%	99.4%	- 6.2%
Inventory of Homes for Sale	48	74	+ 54.2%	—	—	—
Months Supply of Inventory	2.4	4.7	+ 95.8%	—	—	—

Condo/Town	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	1	2	+ 100.0%	13	9	- 30.8%
Pending Sales	1	2	+ 100.0%	18	11	- 38.9%
Closed Sales	2	1	- 50.0%	26	8	- 69.2%
Days on Market Until Sale	111	3	- 97.3%	89	42	- 52.8%
Median Sales Price*	\$292,475	\$340,000	+ 16.2%	\$277,975	\$234,950	- 15.5%
Average Sales Price*	\$292,475	\$340,000	+ 16.2%	\$293,117	\$270,850	- 7.6%
Percent of Original List Price Received*	108.1%	104.6%	- 3.2%	103.3%	97.4%	- 5.7%
Inventory of Homes for Sale	5	4	- 20.0%	—	—	—
Months Supply of Inventory	0.9	1.6	+ 77.8%	—	—	—

* 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.

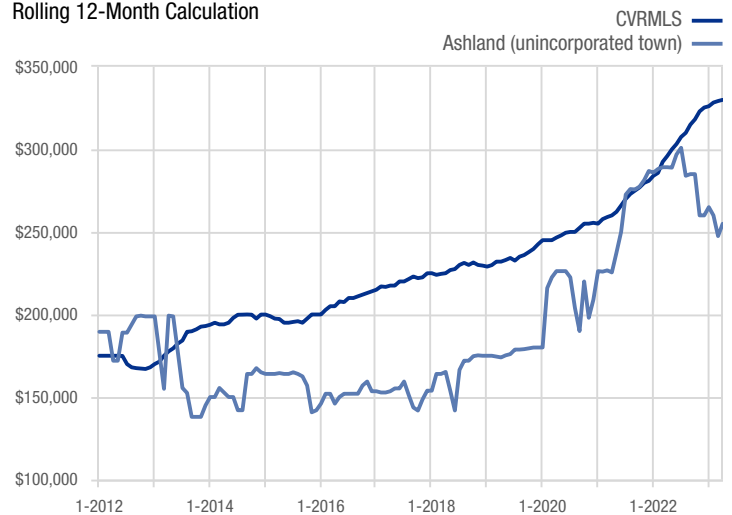
Median Sales Price - Single-Family

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.