

# Local Market Update – May 2023

A Research Tool Provided by Central Virginia Regional MLS.



## Ashland (unincorporated town)

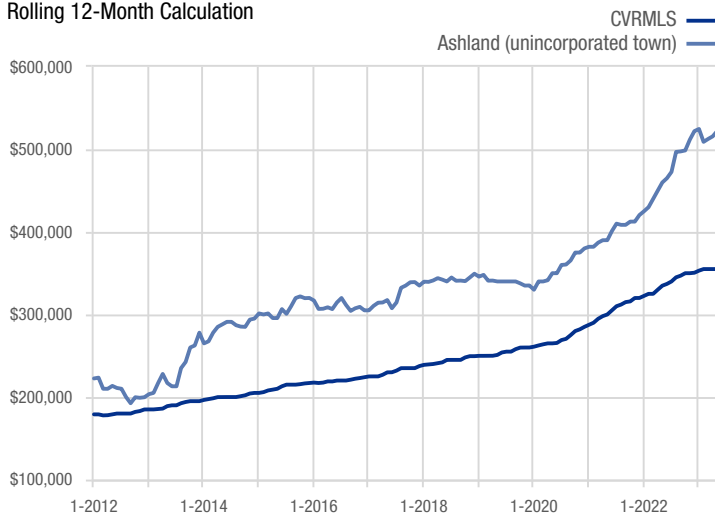
Single Family	May			Year to Date		
Key Metrics	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% Change
New Listings	18	15	- 16.7%	112	112	0.0%
Pending Sales	23	21	- 8.7%	100	90	- 10.0%
Closed Sales	12	24	+ 100.0%	96	79	- 17.7%
Days on Market Until Sale	29	32	+ 10.3%	34	39	+ 14.7%
Median Sales Price*	\$442,500	\$534,975	+ 20.9%	\$511,773	\$520,000	+ 1.6%
Average Sales Price*	\$466,042	\$563,013	+ 20.8%	\$543,544	\$562,557	+ 3.5%
Percent of Original List Price Received*	108.1%	99.8%	- 7.7%	106.3%	99.5%	- 6.4%
Inventory of Homes for Sale	37	60	+ 62.2%	—	—	—
Months Supply of Inventory	1.8	3.8	+ 111.1%	—	—	—

Condo/Town	May			Year to Date		
Key Metrics	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% Change
New Listings	1	1	0.0%	14	10	- 28.6%
Pending Sales	3	2	- 33.3%	21	13	- 38.1%
Closed Sales	3	3	0.0%	29	11	- 62.1%
Days on Market Until Sale	70	235	+ 235.7%	87	95	+ 9.2%
Median Sales Price*	\$311,000	\$239,950	- 22.8%	\$295,950	\$235,000	- 20.6%
Average Sales Price*	\$307,000	\$236,633	- 22.9%	\$294,553	\$261,518	- 11.2%
Percent of Original List Price Received*	101.7%	100.0%	- 1.7%	103.2%	98.1%	- 4.9%
Inventory of Homes for Sale	3	3	0.0%	—	—	—
Months Supply of Inventory	0.6	1.2	+ 100.0%	—	—	—

\* 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.

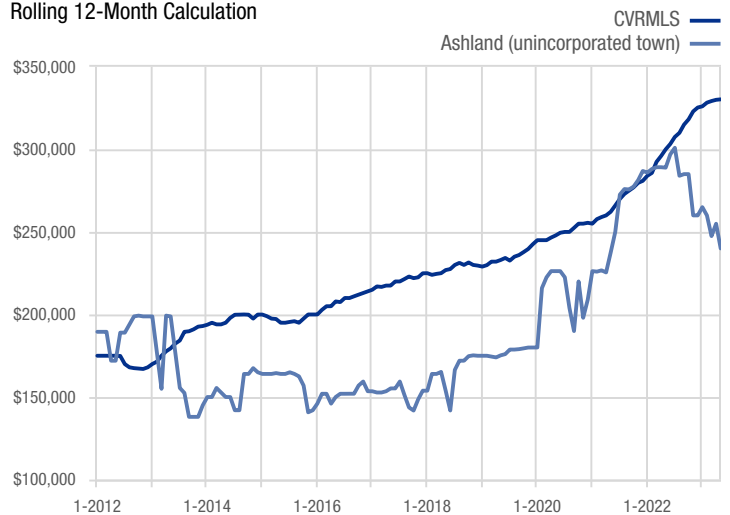
### Median Sales Price - Single-Family

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.