

# Local Market Update – June 2023

A Research Tool Provided by Central Virginia Regional MLS.



## Ashland (unincorporated town)

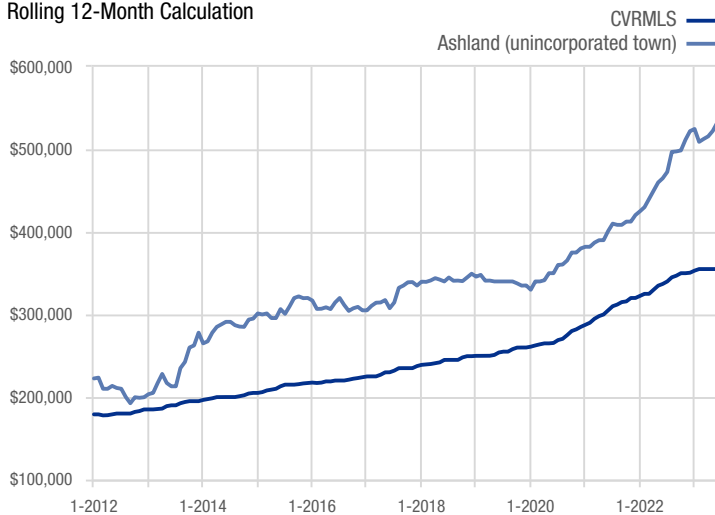
Single Family	June			Year to Date		
Key Metrics	2022	2023	% Change	Thru 6-2022	Thru 6-2023	% Change
New Listings	25	13	- 48.0%	137	125	- 8.8%
Pending Sales	15	13	- 13.3%	115	103	- 10.4%
Closed Sales	22	30	+ 36.4%	118	109	- 7.6%
Days on Market Until Sale	49	39	- 20.4%	37	39	+ 5.4%
Median Sales Price*	\$501,775	\$568,000	+ 13.2%	\$511,773	\$535,000	+ 4.5%
Average Sales Price*	\$572,109	\$617,285	+ 7.9%	\$548,915	\$577,620	+ 5.2%
Percent of Original List Price Received*	105.4%	101.0%	- 4.2%	106.1%	99.9%	- 5.8%
Inventory of Homes for Sale	46	53	+ 15.2%	—	—	—
Months Supply of Inventory	2.3	3.4	+ 47.8%	—	—	—

Condo/Town	June			Year to Date		
Key Metrics	2022	2023	% Change	Thru 6-2022	Thru 6-2023	% Change
New Listings	2	2	0.0%	16	12	- 25.0%
Pending Sales	1	2	+ 100.0%	22	15	- 31.8%
Closed Sales	6	3	- 50.0%	35	14	- 60.0%
Days on Market Until Sale	96	11	- 88.5%	88	77	- 12.5%
Median Sales Price*	\$290,500	\$253,200	- 12.8%	\$295,950	\$239,950	- 18.9%
Average Sales Price*	\$318,363	\$282,400	- 11.3%	\$298,635	\$265,993	- 10.9%
Percent of Original List Price Received*	104.7%	100.6%	- 3.9%	103.4%	98.7%	- 4.5%
Inventory of Homes for Sale	4	3	- 25.0%	—	—	—
Months Supply of Inventory	0.9	1.2	+ 33.3%	—	—	—

\* 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.

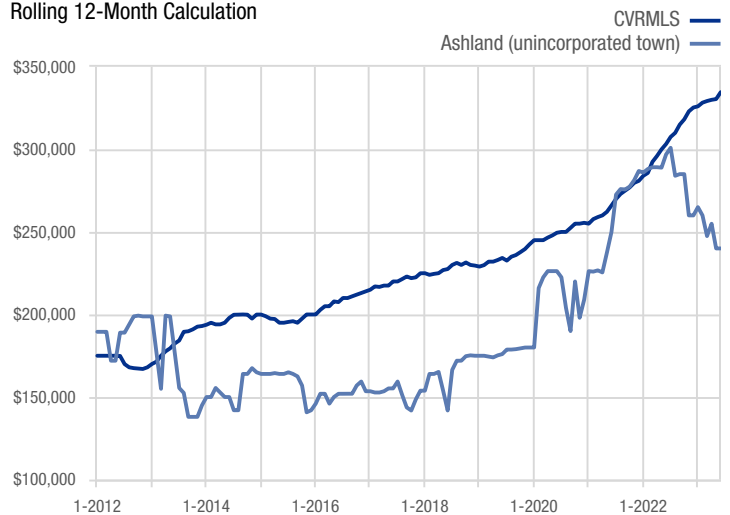
### Median Sales Price - Single-Family

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.