

Local Market Update – July 2023

A Research Tool Provided by Central Virginia Regional MLS.



Ashland (unincorporated town)

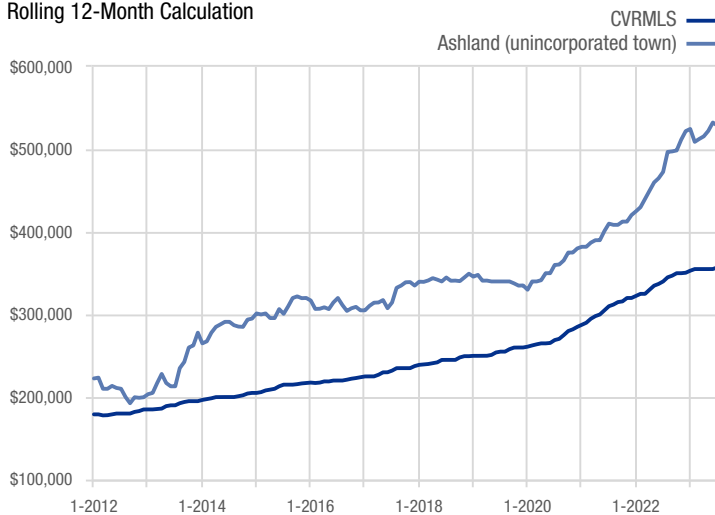
Single Family	July			Year to Date		
	2022	2023	% Change	Thru 7-2022	Thru 7-2023	% Change
New Listings	21	23	+ 9.5%	158	149	- 5.7%
Pending Sales	12	10	- 16.7%	127	110	- 13.4%
Closed Sales	13	7	- 46.2%	131	116	- 11.5%
Days on Market Until Sale	19	54	+ 184.2%	35	40	+ 14.3%
Median Sales Price*	\$550,000	\$638,000	+ 16.0%	\$524,705	\$539,955	+ 2.9%
Average Sales Price*	\$602,200	\$600,714	- 0.2%	\$554,244	\$579,013	+ 4.5%
Percent of Original List Price Received*	102.2%	97.5%	- 4.6%	105.7%	99.8%	- 5.6%
Inventory of Homes for Sale	53	63	+ 18.9%	—	—	—
Months Supply of Inventory	2.9	4.2	+ 44.8%	—	—	—

Condo/Town	July			Year to Date		
	2022	2023	% Change	Thru 7-2022	Thru 7-2023	% Change
New Listings	3	4	+ 33.3%	19	16	- 15.8%
Pending Sales	1	4	+ 300.0%	23	19	- 17.4%
Closed Sales	0	2	—	35	16	- 54.3%
Days on Market Until Sale	—	2	—	88	67	- 23.9%
Median Sales Price*	—	\$245,000	—	\$295,950	\$239,950	- 18.9%
Average Sales Price*	—	\$245,000	—	\$298,635	\$263,369	- 11.8%
Percent of Original List Price Received*	—	100.2%	—	103.4%	98.9%	- 4.4%
Inventory of Homes for Sale	6	2	- 66.7%	—	—	—
Months Supply of Inventory	1.4	0.7	- 50.0%	—	—	—

* 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.

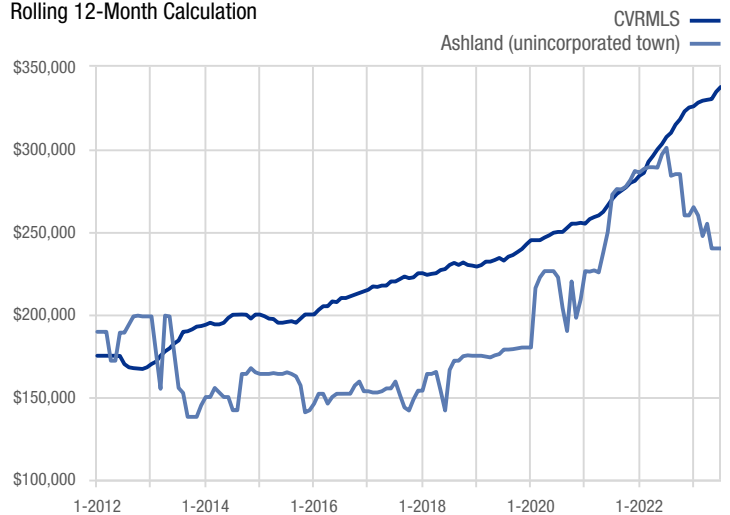
Median Sales Price - Single-Family

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.