

Local Market Update – December 2023

A Research Tool Provided by Central Virginia Regional MLS.



Ashland (unincorporated town)

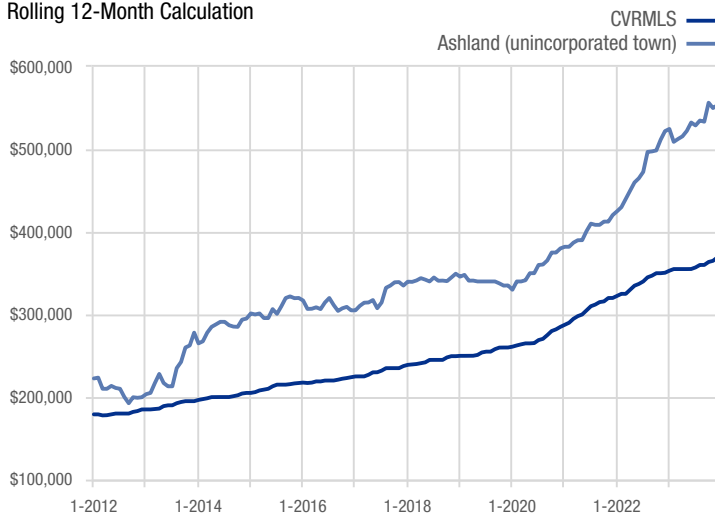
Single Family	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	11	11	0.0%	257	224	- 12.8%
Pending Sales	13	9	- 30.8%	197	172	- 12.7%
Closed Sales	14	11	- 21.4%	221	182	- 17.6%
Days on Market Until Sale	15	127	+ 746.7%	35	46	+ 31.4%
Median Sales Price*	\$550,000	\$575,000	+ 4.5%	\$522,100	\$553,500	+ 6.0%
Average Sales Price*	\$583,422	\$566,322	- 2.9%	\$547,337	\$588,611	+ 7.5%
Percent of Original List Price Received*	99.0%	97.2%	- 1.8%	103.6%	100.2%	- 3.3%
Inventory of Homes for Sale	58	49	- 15.5%	—	—	—
Months Supply of Inventory	3.5	3.4	- 2.9%	—	—	—

Condo/Town	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	1	0	- 100.0%	36	31	- 13.9%
Pending Sales	1	1	0.0%	37	31	- 16.2%
Closed Sales	4	1	- 75.0%	49	30	- 38.8%
Days on Market Until Sale	20	28	+ 40.0%	67	67	0.0%
Median Sales Price*	\$317,500	\$316,000	- 0.5%	\$260,000	\$273,500	+ 5.2%
Average Sales Price*	\$302,500	\$316,000	+ 4.5%	\$289,341	\$295,778	+ 2.2%
Percent of Original List Price Received*	94.9%	90.5%	- 4.6%	102.4%	99.0%	- 3.3%
Inventory of Homes for Sale	7	1	- 85.7%	—	—	—
Months Supply of Inventory	2.3	0.4	- 82.6%	—	—	—

* 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.

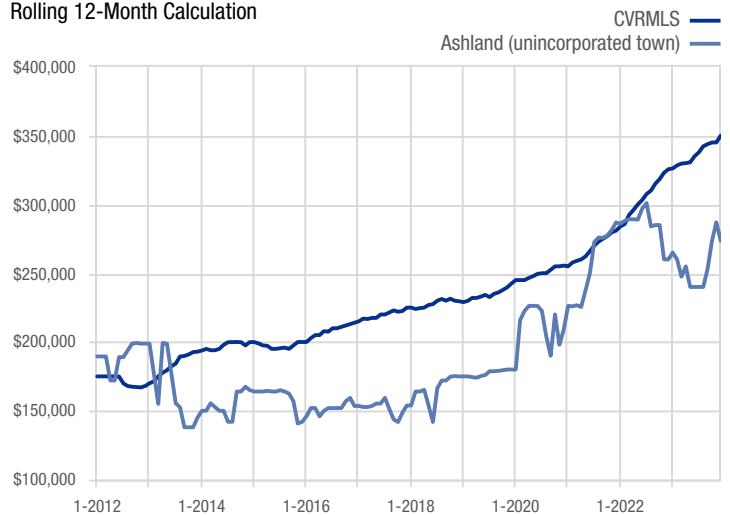
Median Sales Price - Single-Family

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.