

# Local Market Update – February 2025

A Research Tool Provided by Central Virginia Regional MLS.



## Ashland (unincorporated town)

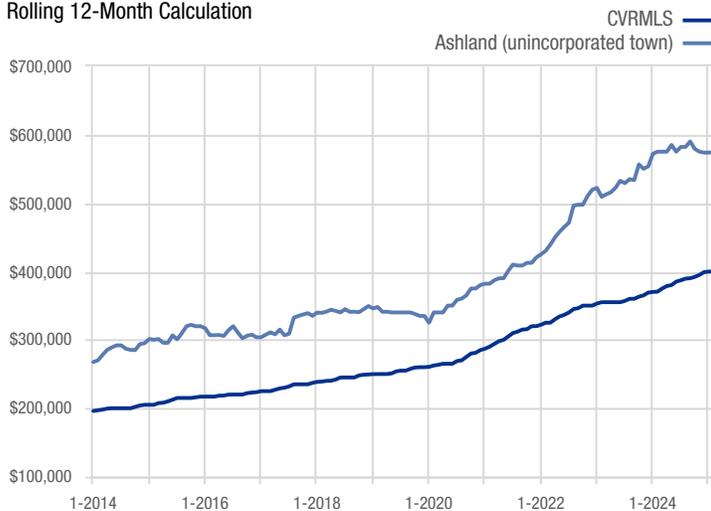
Single Family	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	11	9	- 18.2%	38	34	- 10.5%
Pending Sales	17	12	- 29.4%	36	25	- 30.6%
Closed Sales	15	18	+ 20.0%	28	21	- 25.0%
Days on Market Until Sale	112	22	- 80.4%	73	23	- 68.5%
Median Sales Price*	\$555,000	<b>\$581,802</b>	+ 4.8%	\$569,950	<b>\$607,000</b>	+ 6.5%
Average Sales Price*	\$575,225	<b>\$640,846</b>	+ 11.4%	\$588,058	<b>\$669,318</b>	+ 13.8%
Percent of Original List Price Received*	102.4%	<b>101.2%</b>	- 1.2%	101.5%	<b>101.5%</b>	0.0%
Inventory of Homes for Sale	48	23	- 52.1%	—	—	—
Months Supply of Inventory	3.3	1.4	- 57.6%	—	—	—

Condo/Town	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	4	4	0.0%	14	12	- 14.3%
Pending Sales	3	4	+ 33.3%	3	7	+ 133.3%
Closed Sales	0	5	—	2	10	+ 400.0%
Days on Market Until Sale	—	28	—	19	45	+ 136.8%
Median Sales Price*	—	<b>\$300,000</b>	—	\$314,975	<b>\$320,000</b>	+ 1.6%
Average Sales Price*	—	<b>\$319,140</b>	—	\$314,975	<b>\$333,408</b>	+ 5.9%
Percent of Original List Price Received*	—	<b>98.1%</b>	—	100.1%	<b>96.5%</b>	- 3.6%
Inventory of Homes for Sale	11	22	+ 100.0%	—	—	—
Months Supply of Inventory	4.3	4.1	- 4.7%	—	—	—

\* 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.

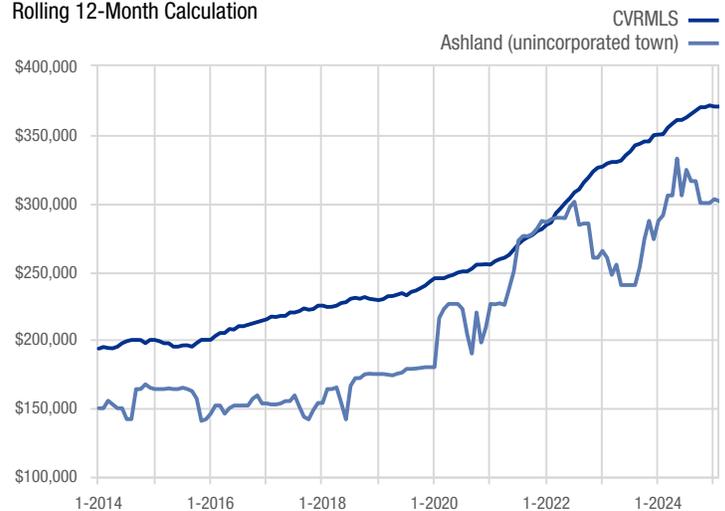
### Median Sales Price - Single-Family

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.