

Local Market Update – December 2025

A Research Tool Provided by Central Virginia Regional MLS.



Ashland (unincorporated town)

Single Family

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	8	10	+ 25.0%	254	207	- 18.5%
Pending Sales	11	8	- 27.3%	205	156	- 23.9%
Closed Sales	23	14	- 39.1%	205	176	- 14.1%
Days on Market Until Sale	74	55	- 25.7%	49	36	- 26.5%
Median Sales Price*	\$525,000	\$462,000	- 12.0%	\$573,649	\$535,926	- 6.6%
Average Sales Price*	\$576,785	\$537,635	- 6.8%	\$594,957	\$581,806	- 2.2%
Percent of Original List Price Received*	100.6%	97.6%	- 3.0%	102.2%	99.8%	- 2.3%
Inventory of Homes for Sale	25	18	- 28.0%	—	—	—
Months Supply of Inventory	1.5	1.4	- 6.7%	—	—	—

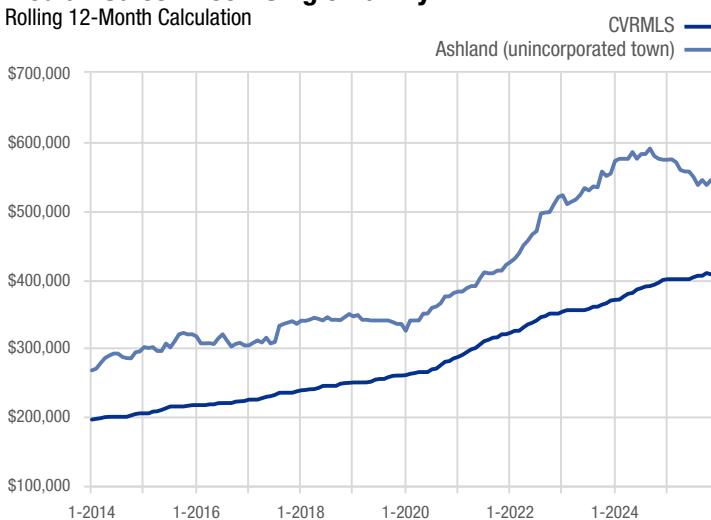
Condo/Town

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	7	0	- 100.0%	100	73	- 27.0%
Pending Sales	5	2	- 60.0%	55	43	- 21.8%
Closed Sales	5	5	0.0%	48	49	+ 2.1%
Days on Market Until Sale	46	74	+ 60.9%	31	66	+ 112.9%
Median Sales Price*	\$310,000	\$275,000	- 11.3%	\$300,000	\$328,000	+ 9.3%
Average Sales Price*	\$347,669	\$288,000	- 17.2%	\$316,046	\$351,935	+ 11.4%
Percent of Original List Price Received*	95.6%	95.9%	+ 0.3%	99.3%	98.2%	- 1.1%
Inventory of Homes for Sale	21	18	- 14.3%	—	—	—
Months Supply of Inventory	3.8	5.0	+ 31.6%	—	—	—

* 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.

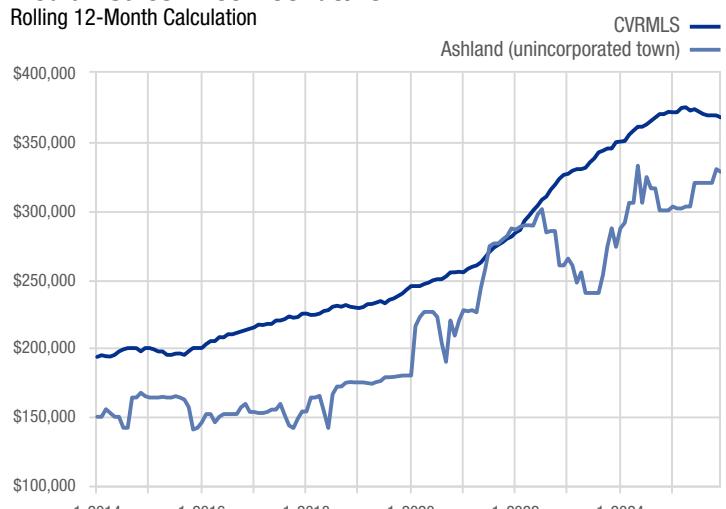
Median Sales Price - Single-Family

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.