

Local Market Update – January 2026

A Research Tool Provided by Central Virginia Regional MLS.



Ashland (unincorporated town)

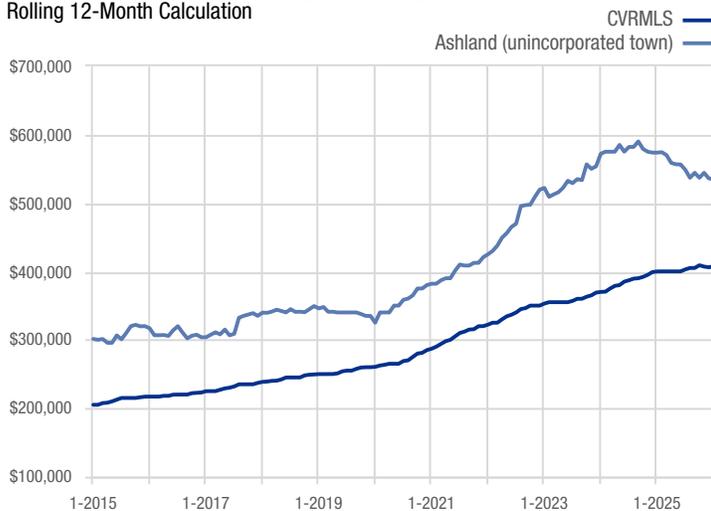
Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
Key Metrics						
New Listings	25	10	- 60.0%	25	10	- 60.0%
Pending Sales	13	16	+ 23.1%	13	16	+ 23.1%
Closed Sales	3	5	+ 66.7%	3	5	+ 66.7%
Days on Market Until Sale	30	22	- 26.7%	30	22	- 26.7%
Median Sales Price*	\$645,456	\$410,000	- 36.5%	\$645,456	\$410,000	- 36.5%
Average Sales Price*	\$840,152	\$472,200	- 43.8%	\$840,152	\$472,200	- 43.8%
Percent of Original List Price Received*	103.4%	97.9%	- 5.3%	103.4%	97.9%	- 5.3%
Inventory of Homes for Sale	30	12	- 60.0%	—	—	—
Months Supply of Inventory	1.8	0.9	- 50.0%	—	—	—

Condo/Town	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
Key Metrics						
New Listings	8	8	0.0%	8	8	0.0%
Pending Sales	2	1	- 50.0%	2	1	- 50.0%
Closed Sales	5	1	- 80.0%	5	1	- 80.0%
Days on Market Until Sale	62	67	+ 8.1%	62	67	+ 8.1%
Median Sales Price*	\$320,000	\$259,900	- 18.8%	\$320,000	\$259,900	- 18.8%
Average Sales Price*	\$347,675	\$259,900	- 25.2%	\$347,675	\$259,900	- 25.2%
Percent of Original List Price Received*	94.9%	100.0%	+ 5.4%	94.9%	100.0%	+ 5.4%
Inventory of Homes for Sale	24	20	- 16.7%	—	—	—
Months Supply of Inventory	4.6	5.7	+ 23.9%	—	—	—

* 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.

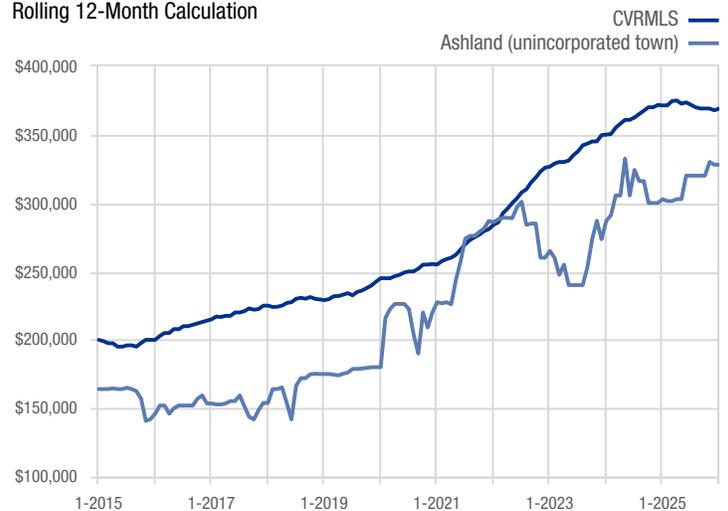
Median Sales Price - Single-Family

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.