

# Local Market Update – April 2026

A Research Tool Provided by Central Virginia Regional MLS.



## Ashland (unincorporated town)

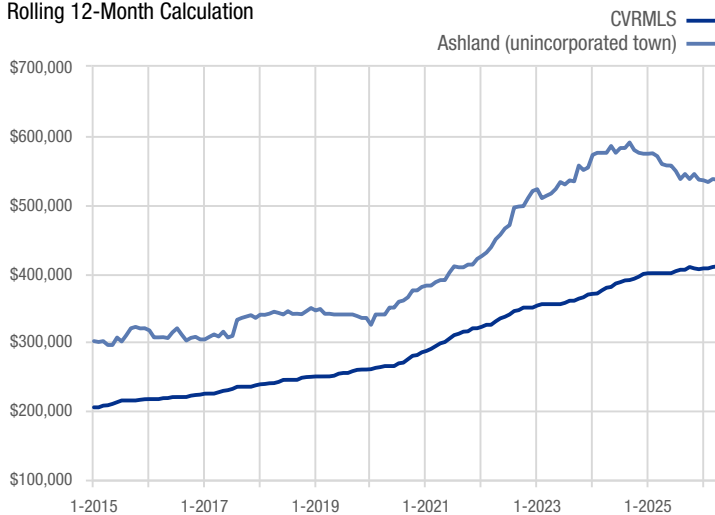
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	21	25	+ 19.0%	79	74	- 6.3%
Pending Sales	22	17	- 22.7%	62	54	- 12.9%
Closed Sales	18	15	- 16.7%	56	39	- 30.4%
Days on Market Until Sale	37	29	- 21.6%	32	33	+ 3.1%
Median Sales Price*	\$487,500	\$520,000	+ 6.7%	\$539,587	\$537,000	- 0.5%
Average Sales Price*	\$488,549	\$572,833	+ 17.3%	\$561,977	\$575,247	+ 2.4%
Percent of Original List Price Received*	104.5%	98.7%	- 5.6%	102.7%	98.9%	- 3.7%
Inventory of Homes for Sale	32	35	+ 9.4%	—	—	—
Months Supply of Inventory	1.9	2.8	+ 47.4%	—	—	—

Condo/Town	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	11	4	- 63.6%	38	21	- 44.7%
Pending Sales	3	6	+ 100.0%	12	12	0.0%
Closed Sales	4	0	- 100.0%	15	7	- 53.3%
Days on Market Until Sale	15	—	—	40	112	+ 180.0%
Median Sales Price*	\$359,000	—	—	\$325,000	\$307,000	- 5.5%
Average Sales Price*	\$380,124	—	—	\$346,971	\$310,986	- 10.4%
Percent of Original List Price Received*	101.3%	—	—	98.0%	96.5%	- 1.5%
Inventory of Homes for Sale	34	17	- 50.0%	—	—	—
Months Supply of Inventory	6.5	4.7	- 27.7%	—	—	—

\* 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.

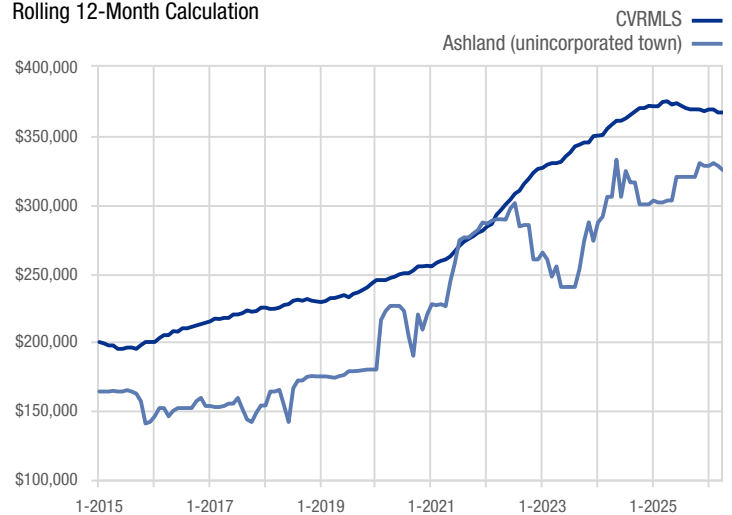
### Median Sales Price - Single-Family

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.