Local Market Update – June 2026

A Research Tool Provided by Central Virginia Regional MLS.

Ashland (unincorporated town)

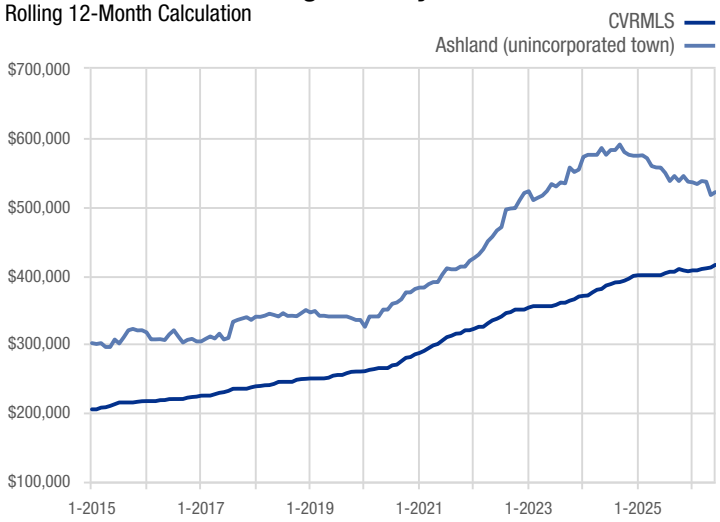
Single Family	June			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	17	**24**	+ 41.2%	114	**123**	+ 7.9%
Pending Sales	9	**19**	+ 111.1%	87	**98**	+ 12.6%
Closed Sales	17	**31**	+ 82.4%	95	**83**	- 12.6%
Days on Market Until Sale	14	**24**	+ 71.4%	31	**28**	- 9.7%
Median Sales Price*	$490,000	**$517,450**	+ 5.6%	$535,000	**$517,450**	- 3.3%
Average Sales Price*	$488,965	**$646,308**	+ 32.2%	$556,338	**$583,950**	+ 5.0%
Percent of Original List Price Received*	99.2%	**98.5%**	- 0.7%	101.3%	**98.7%**	- 2.6%
Inventory of Homes for Sale	34	**36**	+ 5.9%	—	**—**	—
Months Supply of Inventory	2.3	**2.6**	+ 13.0%	—	**—**	—

Condo/Town	June			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	7	**5**	- 28.6%	49	**34**	- 30.6%
Pending Sales	7	**8**	+ 14.3%	24	**23**	- 4.2%
Closed Sales	4	**4**	0.0%	21	**16**	- 23.8%
Days on Market Until Sale	181	**38**	- 79.0%	63	**78**	+ 23.8%
Median Sales Price*	$329,000	**$306,000**	- 7.0%	$325,000	**$308,500**	- 5.1%
Average Sales Price*	$329,500	**$310,475**	- 5.8%	$339,646	**$318,363**	- 6.3%
Percent of Original List Price Received*	97.0%	**97.3%**	+ 0.3%	98.0%	**97.3%**	- 0.7%
Inventory of Homes for Sale	24	**11**	- 54.2%	—	**—**	—
Months Supply of Inventory	4.5	**3.1**	- 31.1%	—	**—**	—

* 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.

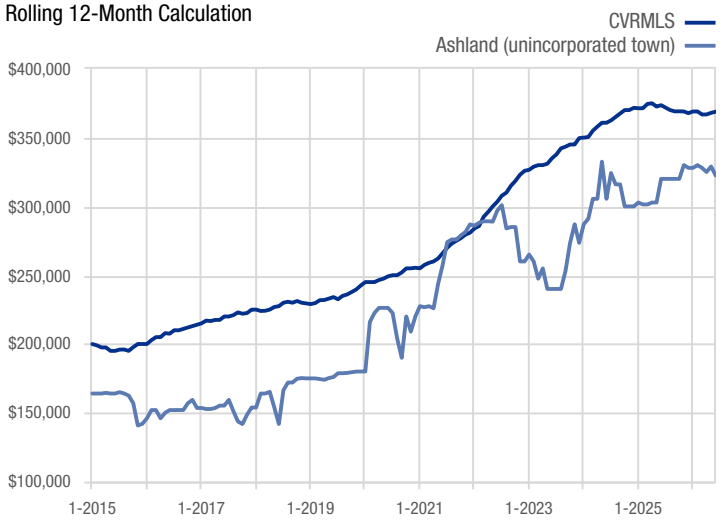
Median Sales Price - Single-Family

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.

Current as of July 10, 2026. All data from Central Virginia Regional MLS. Report © 2026 ShowingTime Plus, LLC.