

Local Market Update – September 2026

A Research Tool Provided by Central Virginia Regional MLS.



Ashland (unincorporated town)

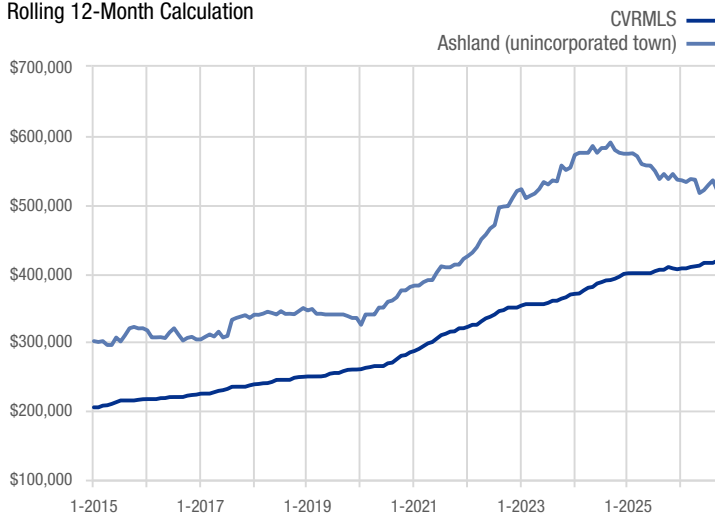
Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	26	22	- 15.4%	174	199	+ 14.4%
Pending Sales	22	20	- 9.1%	132	148	+ 12.1%
Closed Sales	14	13	- 7.1%	134	127	- 5.2%
Days on Market Until Sale	35	27	- 22.9%	35	27	- 22.9%
Median Sales Price*	\$652,377	\$500,000	- 23.4%	\$551,789	\$535,000	- 3.0%
Average Sales Price*	\$676,913	\$486,273	- 28.2%	\$574,537	\$584,482	+ 1.7%
Percent of Original List Price Received*	98.1%	100.9%	+ 2.9%	100.4%	98.9%	- 1.5%
Inventory of Homes for Sale	33	43	+ 30.3%	—	—	—
Months Supply of Inventory	2.2	3.0	+ 36.4%	—	—	—

Condo/Town	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	6	7	+ 16.7%	59	56	- 5.1%
Pending Sales	4	4	0.0%	34	31	- 8.8%
Closed Sales	7	4	- 42.9%	35	28	- 20.0%
Days on Market Until Sale	122	11	- 91.0%	73	52	- 28.8%
Median Sales Price*	\$340,000	\$364,000	+ 7.1%	\$325,000	\$308,500	- 5.1%
Average Sales Price*	\$396,628	\$365,000	- 8.0%	\$349,858	\$320,850	- 8.3%
Percent of Original List Price Received*	100.0%	99.3%	- 0.7%	98.5%	98.2%	- 0.3%
Inventory of Homes for Sale	21	13	- 38.1%	—	—	—
Months Supply of Inventory	5.1	3.6	- 29.4%	—	—	—

* 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.

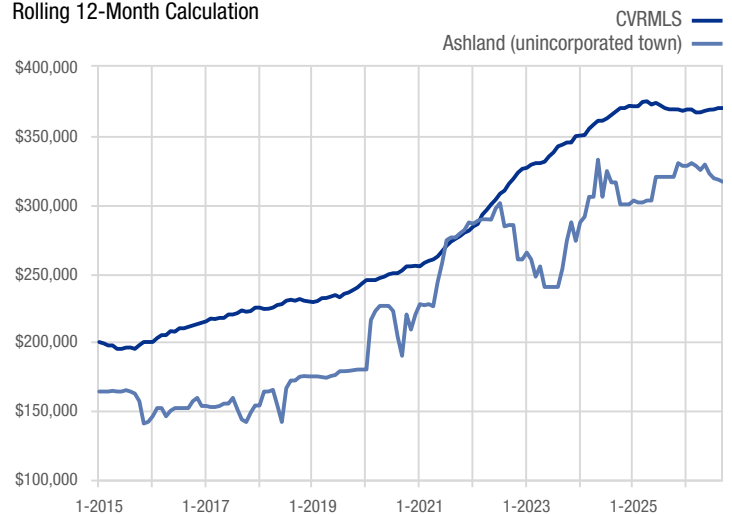
Median Sales Price - Single-Family

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.