Local Market Update – August 2026

A Research Tool Provided by Central Virginia Regional MLS.

Ashland (unincorporated town)

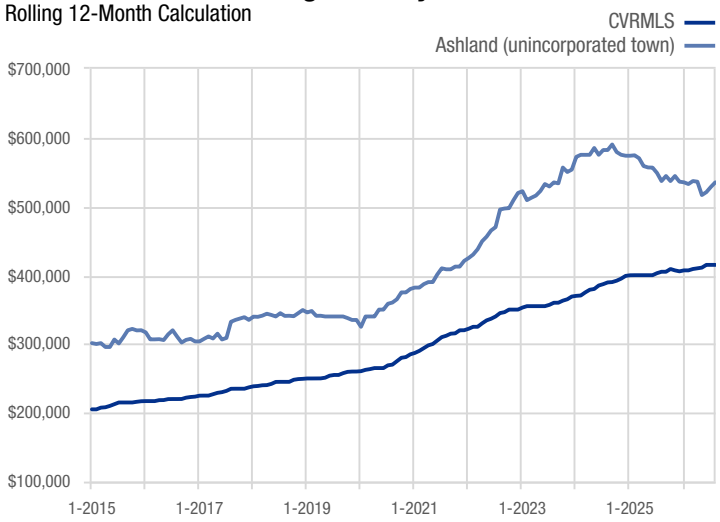
Single Family	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	14	**21**	+ 50.0%	148	**177**	+ 19.6%
Pending Sales	11	**17**	+ 54.5%	110	**128**	+ 16.4%
Closed Sales	14	**14**	0.0%	120	**114**	- 5.0%
Days on Market Until Sale	27	**15**	- 44.4%	35	**27**	- 22.9%
Median Sales Price*	$530,975	**$599,975**	+ 13.0%	$540,513	**$537,000**	- 0.6%
Average Sales Price*	$538,928	**$615,350**	+ 14.2%	$562,390	**$594,128**	+ 5.6%
Percent of Original List Price Received*	96.0%	**98.0%**	+ 2.1%	100.6%	**98.7%**	- 1.9%
Inventory of Homes for Sale	34	**45**	+ 32.4%	—	—	—
Months Supply of Inventory	2.4	**3.1**	+ 29.2%	—	—	—

Condo/Town	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	0	**8**	—	53	**48**	- 9.4%
Pending Sales	5	**5**	0.0%	30	**28**	- 6.7%
Closed Sales	3	**2**	- 33.3%	28	**24**	- 14.3%
Days on Market Until Sale	52	**61**	+ 17.3%	60	**59**	- 1.7%
Median Sales Price*	$320,000	**$320,000**	0.0%	$322,500	**$304,500**	- 5.6%
Average Sales Price*	$310,000	**$320,000**	+ 3.2%	$338,165	**$313,492**	- 7.3%
Percent of Original List Price Received*	94.1%	**97.2%**	+ 3.3%	98.1%	**98.0%**	- 0.1%
Inventory of Homes for Sale	20	**14**	- 30.0%	—	—	—
Months Supply of Inventory	4.3	**3.8**	- 11.6%	—	—	—

* 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.

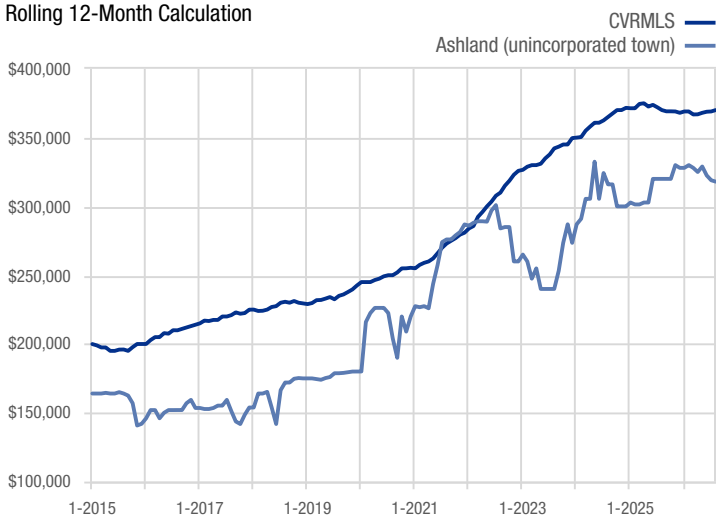
Median Sales Price - Single-Family

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.

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