Local Market Update – October 2026

A Research Tool Provided by Central Virginia Regional MLS.

Ashland (unincorporated town)

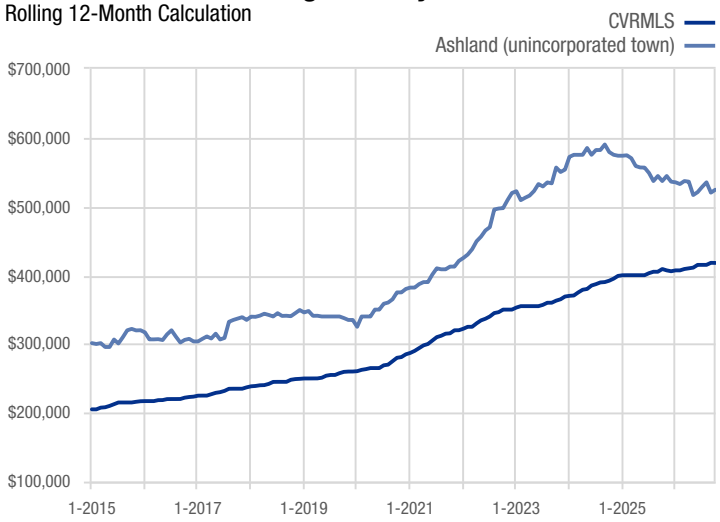
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	12	**21**	+ 75.0%	186	**221**	+ 18.8%
Pending Sales	10	**13**	+ 30.0%	142	**160**	+ 12.7%
Closed Sales	19	**12**	- 36.8%	153	**139**	- 9.2%
Days on Market Until Sale	42	**33**	- 21.4%	36	**27**	- 25.0%
Median Sales Price*	$500,000	**$527,500**	+ 5.5%	$544,174	**$535,000**	- 1.7%
Average Sales Price*	$571,682	**$555,405**	- 2.8%	$574,177	**$581,898**	+ 1.3%
Percent of Original List Price Received*	96.5%	**103.1%**	+ 6.8%	99.9%	**99.3%**	- 0.6%
Inventory of Homes for Sale	32	**42**	+ 31.3%	—	**—**	—
Months Supply of Inventory	2.2	**2.9**	+ 31.8%	—	**—**	—

Condo/Town	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	11	**4**	- 63.6%	70	**60**	- 14.3%
Pending Sales	4	**4**	0.0%	38	**35**	- 7.9%
Closed Sales	4	**4**	0.0%	39	**32**	- 17.9%
Days on Market Until Sale	38	**33**	- 13.2%	69	**49**	- 29.0%
Median Sales Price*	$390,000	**$325,000**	- 16.7%	$328,000	**$308,500**	- 5.9%
Average Sales Price*	$377,070	**$323,750**	- 14.1%	$352,649	**$321,213**	- 8.9%
Percent of Original List Price Received*	97.8%	**95.4%**	- 2.5%	98.4%	**97.8%**	- 0.6%
Inventory of Homes for Sale	26	**12**	- 53.8%	—	**—**	—
Months Supply of Inventory	6.5	**3.3**	- 49.2%	—	**—**	—

* 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.

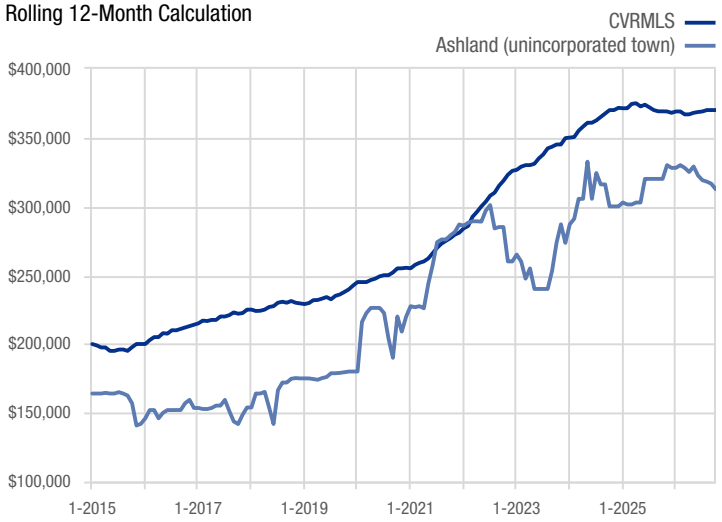
Median Sales Price - Single-Family

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 November 10, 2026. All data from Central Virginia Regional MLS. Report © 2026 ShowingTime Plus, LLC.