

# Local Market Update – September 2020

A Research Tool Provided by Central Virginia Regional MLS.



## Ashland (unincorporated town)

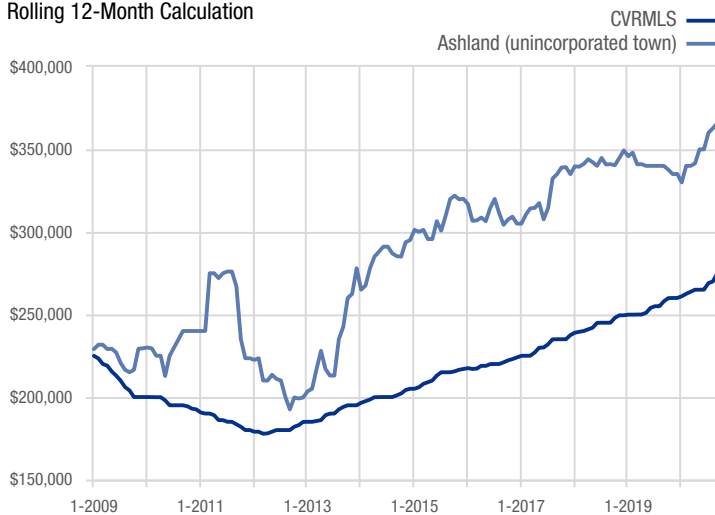
Single Family	September			Year to Date		
	2019	2020	% Change	Thru 9-2019	Thru 9-2020	% Change
New Listings	27	36	+ 33.3%	219	321	+ 46.6%
Pending Sales	20	37	+ 85.0%	162	242	+ 49.4%
Closed Sales	16	23	+ 43.8%	145	177	+ 22.1%
Days on Market Until Sale	62	48	- 22.6%	55	48	- 12.7%
Median Sales Price*	\$278,159	<b>\$449,900</b>	+ 61.7%	\$339,975	<b>\$374,900</b>	+ 10.3%
Average Sales Price*	\$349,591	<b>\$460,632</b>	+ 31.8%	\$350,851	<b>\$399,136</b>	+ 13.8%
Percent of Original List Price Received*	95.6%	<b>97.3%</b>	+ 1.8%	97.1%	<b>98.5%</b>	+ 1.4%
Inventory of Homes for Sale	68	80	+ 17.6%	—	—	—
Months Supply of Inventory	4.4	3.5	- 20.5%	—	—	—

Condo/Town	September			Year to Date		
	2019	2020	% Change	Thru 9-2019	Thru 9-2020	% Change
New Listings	3	7	+ 133.3%	15	36	+ 140.0%
Pending Sales	0	5	—	14	24	+ 71.4%
Closed Sales	0	3	—	12	14	+ 16.7%
Days on Market Until Sale	—	5	—	20	22	+ 10.0%
Median Sales Price*	—	<b>\$189,950</b>	—	\$198,000	<b>\$204,975</b>	+ 3.5%
Average Sales Price*	—	<b>\$205,800</b>	—	\$198,579	<b>\$215,668</b>	+ 8.6%
Percent of Original List Price Received*	—	<b>100.9%</b>	—	99.0%	<b>99.0%</b>	0.0%
Inventory of Homes for Sale	4	12	+ 200.0%	—	—	—
Months Supply of Inventory	1.9	3.9	+ 105.3%	—	—	—

\* 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.

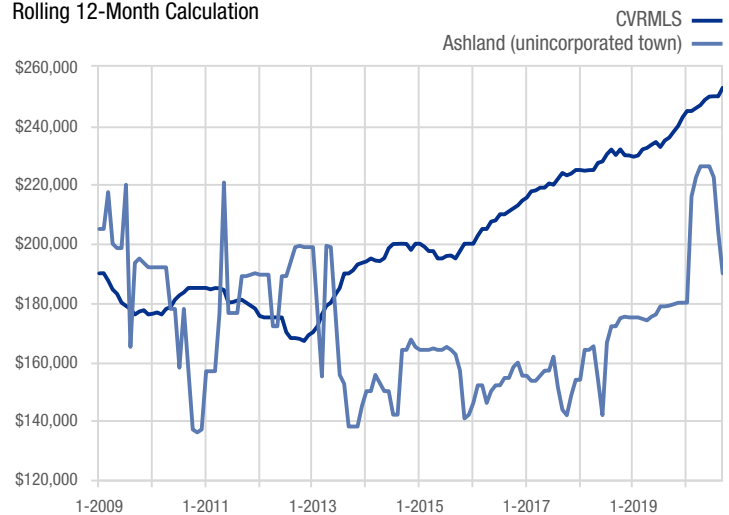
### Median Sales Price - Single-Family

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.