Local Market Update – October 2025A Research Tool Provided by Central Virginia Regional MLS.

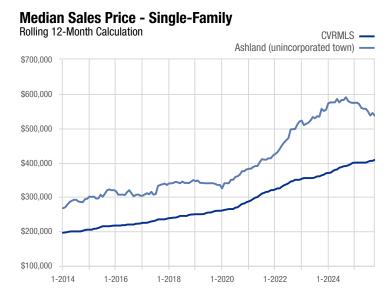


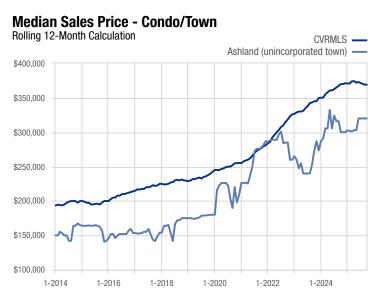
Ashland (unincorporated town)

Single Family		October			Year to Date	
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
New Listings	22	10	- 54.5%	237	184	- 22.4%
Pending Sales	18	10	- 44.4%	177	141	- 20.3%
Closed Sales	13	19	+ 46.2%	165	151	- 8.5%
Days on Market Until Sale	60	42	- 30.0%	47	36	- 23.4%
Median Sales Price*	\$500,000	\$500,000	0.0%	\$584,900	\$544,174	- 7.0%
Average Sales Price*	\$487,412	\$571,682	+ 17.3%	\$601,792	\$574,177	- 4.6%
Percent of Original List Price Received*	103.8%	96.5%	- 7.0%	102.7%	99.9%	- 2.7%
Inventory of Homes for Sale	49	29	- 40.8%			_
Months Supply of Inventory	3.0	2.1	- 30.0%			

Condo/Town	October			Year to Date			
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change	
New Listings	9	11	+ 22.2%	83	70	- 15.7%	
Pending Sales	5	4	- 20.0%	45	38	- 15.6%	
Closed Sales	6	4	- 33.3%	32	39	+ 21.9%	
Days on Market Until Sale	18	38	+ 111.1%	17	69	+ 305.9%	
Median Sales Price*	\$311,500	\$390,000	+ 25.2%	\$300,000	\$328,000	+ 9.3%	
Average Sales Price*	\$357,663	\$377,070	+ 5.4%	\$317,784	\$352,649	+ 11.0%	
Percent of Original List Price Received*	98.6%	97.8%	- 0.8%	100.6%	98.4%	- 2.2%	
Inventory of Homes for Sale	22	26	+ 18.2%		_	_	
Months Supply of Inventory	4.6	6.5	+ 41.3%		_	_	

^{*} 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.





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.