

Local Market Update – March 2026

A Research Tool Provided by Central Virginia Regional MLS.



Ashland (unincorporated town)

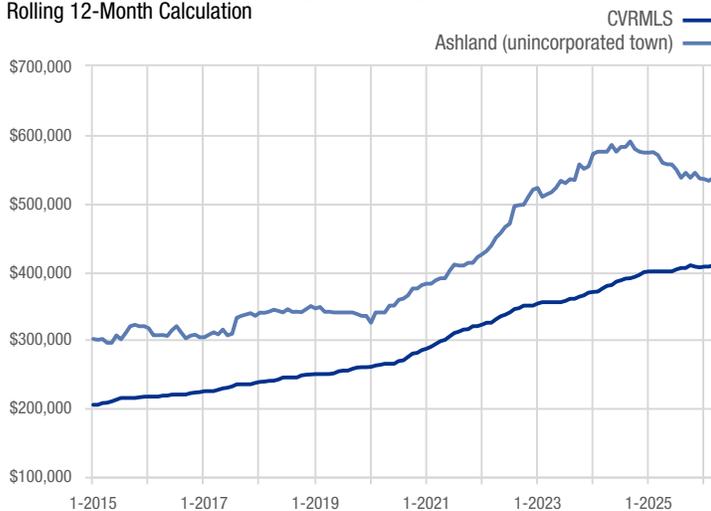
Single Family	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
Key Metrics						
New Listings	24	24	0.0%	58	48	- 17.2%
Pending Sales	16	14	- 12.5%	40	37	- 7.5%
Closed Sales	17	8	- 52.9%	38	24	- 36.8%
Days on Market Until Sale	40	51	+ 27.5%	31	35	+ 12.9%
Median Sales Price*	\$535,000	\$576,500	+ 7.8%	\$546,376	\$539,950	- 1.2%
Average Sales Price*	\$498,488	\$715,869	+ 43.6%	\$592,894	\$576,822	- 2.7%
Percent of Original List Price Received*	102.6%	98.4%	- 4.1%	102.0%	99.0%	- 2.9%
Inventory of Homes for Sale	32	27	- 15.6%	—	—	—
Months Supply of Inventory	1.9	2.1	+ 10.5%	—	—	—

Condo/Town	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
Key Metrics						
New Listings	15	6	- 60.0%	27	17	- 37.0%
Pending Sales	3	3	0.0%	9	6	- 33.3%
Closed Sales	1	5	+ 400.0%	11	7	- 36.4%
Days on Market Until Sale	91	132	+ 45.1%	49	112	+ 128.6%
Median Sales Price*	\$350,000	\$320,000	- 8.6%	\$320,000	\$307,000	- 4.1%
Average Sales Price*	\$350,000	\$328,400	- 6.2%	\$334,916	\$310,986	- 7.1%
Percent of Original List Price Received*	100.0%	96.8%	- 3.2%	96.8%	96.5%	- 0.3%
Inventory of Homes for Sale	31	20	- 35.5%	—	—	—
Months Supply of Inventory	5.7	6.0	+ 5.3%	—	—	—

* 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.

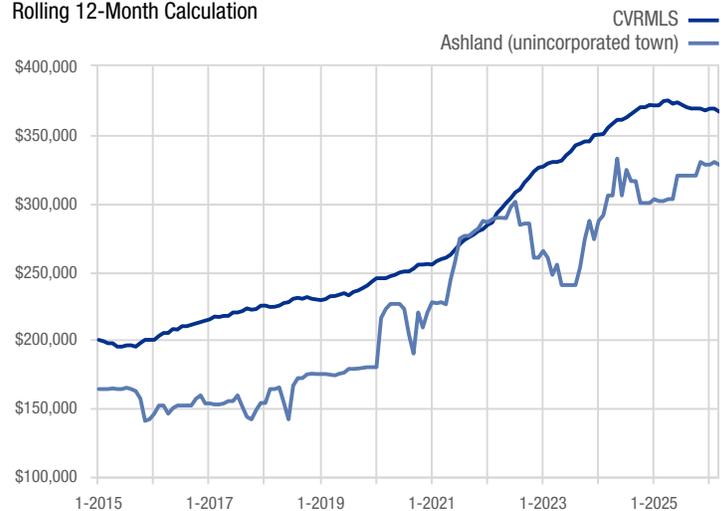
Median Sales Price - Single-Family

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.