

Local Market Update – May 2026

A Research Tool Provided by Central Virginia Regional MLS.



Ashland (unincorporated town)

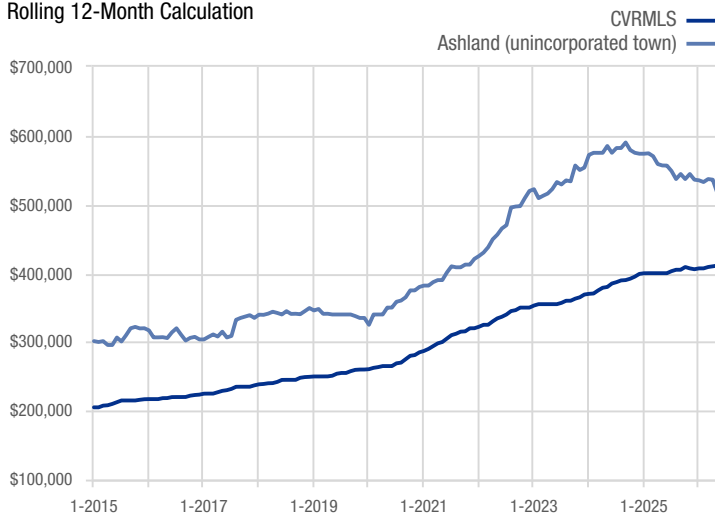
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	18	23	+ 27.8%	97	98	+ 1.0%
Pending Sales	16	25	+ 56.3%	78	79	+ 1.3%
Closed Sales	22	12	- 45.5%	78	52	- 33.3%
Days on Market Until Sale	40	25	- 37.5%	35	31	- 11.4%
Median Sales Price*	\$552,500	\$393,550	- 28.8%	\$544,587	\$510,500	- 6.3%
Average Sales Price*	\$594,558	\$450,417	- 24.2%	\$571,408	\$545,288	- 4.6%
Percent of Original List Price Received*	99.7%	98.4%	- 1.3%	101.8%	98.8%	- 2.9%
Inventory of Homes for Sale	32	34	+ 6.3%	—	—	—
Months Supply of Inventory	1.9	2.6	+ 36.8%	—	—	—

Condo/Town	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	4	8	+ 100.0%	42	29	- 31.0%
Pending Sales	5	3	- 40.0%	17	15	- 11.8%
Closed Sales	2	5	+ 150.0%	17	12	- 29.4%
Days on Market Until Sale	3	63	+ 2,000.0%	36	91	+ 152.8%
Median Sales Price*	\$305,000	\$330,000	+ 8.2%	\$320,000	\$313,500	- 2.0%
Average Sales Price*	\$305,000	\$335,000	+ 9.8%	\$342,034	\$320,992	- 6.2%
Percent of Original List Price Received*	100.0%	98.4%	- 1.6%	98.3%	97.3%	- 1.0%
Inventory of Homes for Sale	27	21	- 22.2%	—	—	—
Months Supply of Inventory	5.3	6.1	+ 15.1%	—	—	—

* 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.

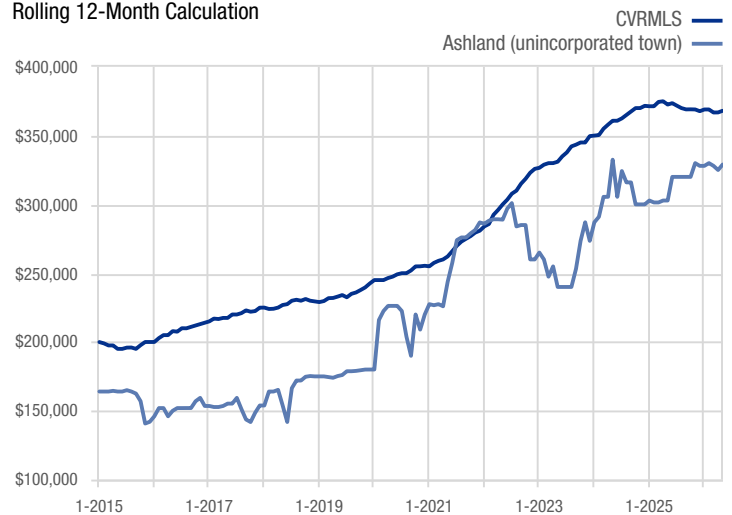
Median Sales Price - Single-Family

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.