

Local Market Update – October 2024

A Research Tool Provided by Central Virginia Regional MLS.



Ashland (unincorporated town)

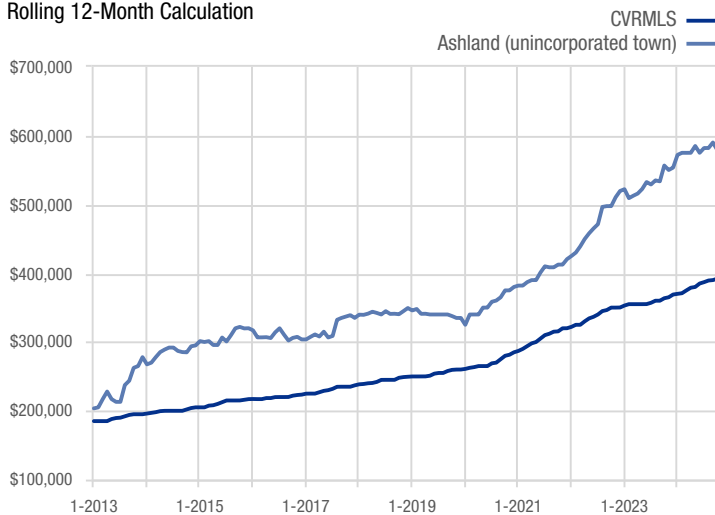
Single Family	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	13	22	+ 69.2%	205	238	+ 16.1%
Pending Sales	9	20	+ 122.2%	155	179	+ 15.5%
Closed Sales	12	13	+ 8.3%	156	165	+ 5.8%
Days on Market Until Sale	68	60	- 11.8%	40	47	+ 17.5%
Median Sales Price*	\$662,450	\$500,000	- 24.5%	\$553,500	\$584,900	+ 5.7%
Average Sales Price*	\$684,878	\$487,412	- 28.8%	\$586,223	\$601,792	+ 2.7%
Percent of Original List Price Received*	99.1%	103.8%	+ 4.7%	100.1%	102.7%	+ 2.6%
Inventory of Homes for Sale	57	48	- 15.8%	—	—	—
Months Supply of Inventory	3.7	2.9	- 21.6%	—	—	—

Condo/Town	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	0	9	—	29	83	+ 186.2%
Pending Sales	1	6	+ 500.0%	28	49	+ 75.0%
Closed Sales	3	6	+ 100.0%	28	32	+ 14.3%
Days on Market Until Sale	148	18	- 87.8%	69	17	- 75.4%
Median Sales Price*	\$362,500	\$311,500	- 14.1%	\$273,500	\$300,000	+ 9.7%
Average Sales Price*	\$392,500	\$357,663	- 8.9%	\$296,871	\$317,784	+ 7.0%
Percent of Original List Price Received*	97.6%	98.6%	+ 1.0%	99.4%	100.6%	+ 1.2%
Inventory of Homes for Sale	4	20	+ 400.0%	—	—	—
Months Supply of Inventory	1.5	3.8	+ 153.3%	—	—	—

* 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.

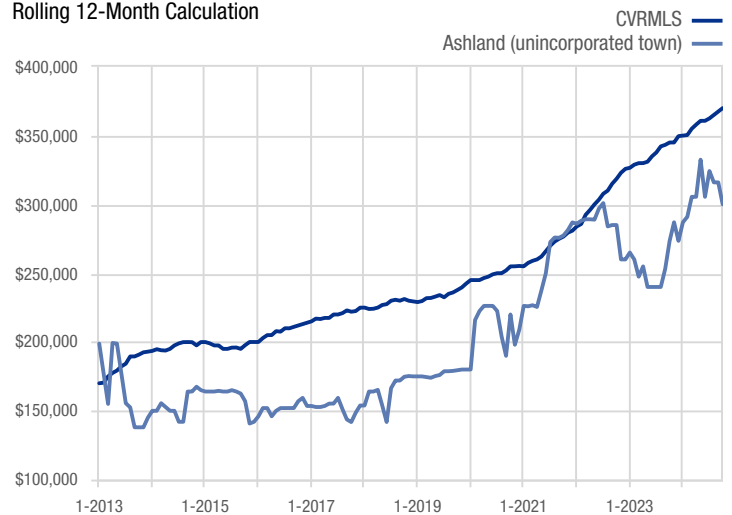
Median Sales Price - Single-Family

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.