

Local Market Update – May 2020

A Research Tool Provided by Central Virginia Regional MLS.



Fluvanna County

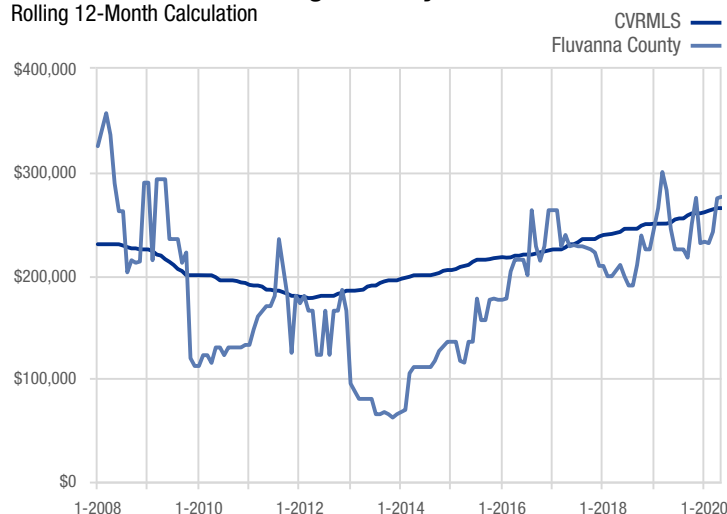
Single Family	May			Year to Date		
Key Metrics	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	4	0	- 100.0%	19	13	- 31.6%
Pending Sales	0	3	—	7	10	+ 42.9%
Closed Sales	3	2	- 33.3%	7	9	+ 28.6%
Days on Market Until Sale	73	78	+ 6.8%	49	59	+ 20.4%
Median Sales Price*	\$199,999	\$440,000	+ 120.0%	\$199,999	\$290,000	+ 45.0%
Average Sales Price*	\$146,666	\$440,000	+ 200.0%	\$205,786	\$348,387	+ 69.3%
Percent of Original List Price Received*	95.3%	91.5%	- 4.0%	97.9%	93.6%	- 4.4%
Inventory of Homes for Sale	13	6	- 53.8%	—	—	—
Months Supply of Inventory	8.4	2.5	- 70.2%	—	—	—

Condo/Town	May			Year to Date		
Key Metrics	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of Original List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

* 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.

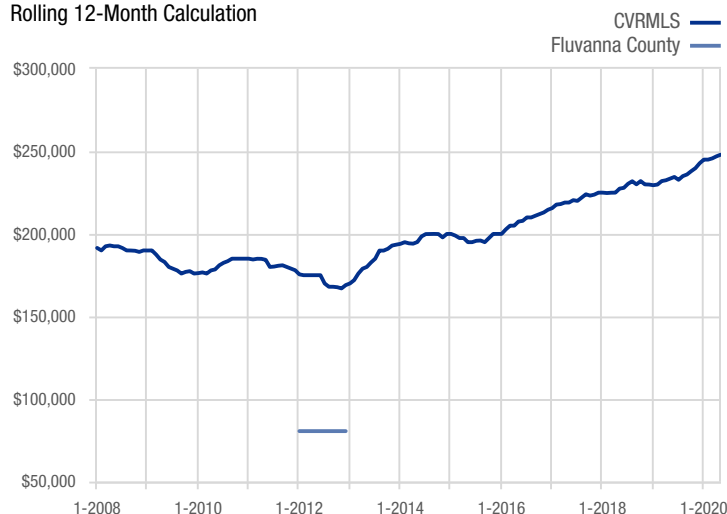
Median Sales Price - Single-Family

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.