

Local Market Update – October 2020

A Research Tool Provided by Central Virginia Regional MLS.



Fluvanna County

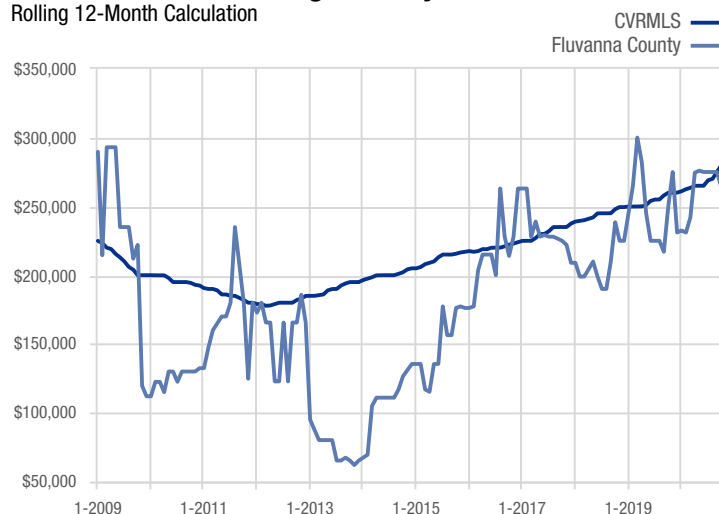
Single Family	October			Year to Date		
Key Metrics	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	2	2	0.0%	39	25	- 35.9%
Pending Sales	2	1	- 50.0%	16	16	0.0%
Closed Sales	4	1	- 75.0%	13	15	+ 15.4%
Days on Market Until Sale	114	77	- 32.5%	68	45	- 33.8%
Median Sales Price*	\$303,495	\$349,500	+ 15.2%	\$275,000	\$279,990	+ 1.8%
Average Sales Price*	\$404,998	\$349,500	- 13.7%	\$272,341	\$306,662	+ 12.6%
Percent of Original List Price Received*	96.0%	98.7%	+ 2.8%	96.1%	94.4%	- 1.8%
Inventory of Homes for Sale	14	4	- 71.4%	—	—	—
Months Supply of Inventory	7.0	2.1	- 70.0%	—	—	—

Condo/Town	October			Year to Date		
Key Metrics	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% 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.

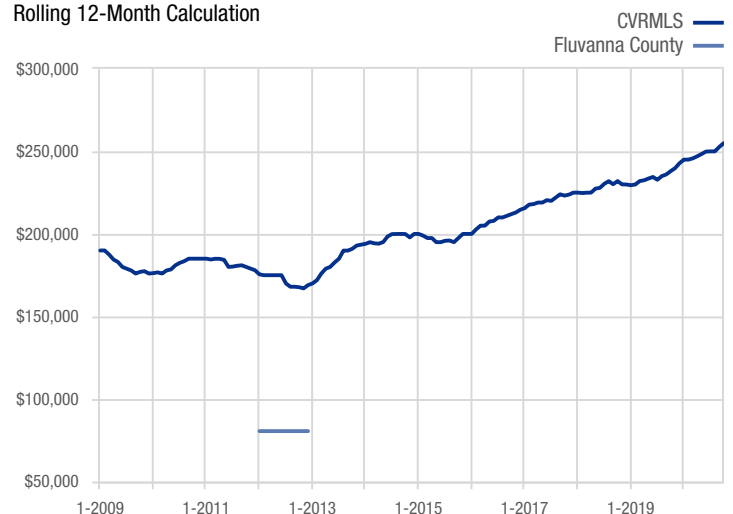
Median Sales Price - Single-Family

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.