

Local Market Update – July 2021

A Research Tool Provided by Central Virginia Regional MLS.



Fluvanna County

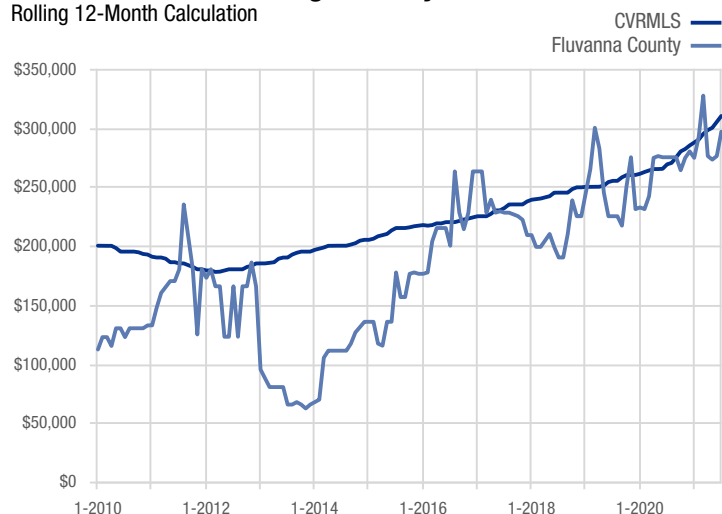
| Single Family | July | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|----------|
| Key Metrics | 2020 | 2021 | % Change | Thru 7-2020 | Thru 7-2021 | % Change |
| New Listings | 6 | 6 | 0.0% | 20 | 20 | 0.0% |
| Pending Sales | 1 | 2 | + 100.0% | 11 | 16 | + 45.5% |
| Closed Sales | 1 | 2 | + 100.0% | 12 | 18 | + 50.0% |
| Days on Market Until Sale | 6 | 7 | + 16.7% | 48 | 35 | - 27.1% |
| Median Sales Price* | \$190,000 | \$319,675 | + 68.3% | \$277,240 | \$288,350 | + 4.0% |
| Average Sales Price* | \$190,000 | \$319,675 | + 68.3% | \$307,415 | \$531,665 | + 72.9% |
| Percent of Original List Price Received* | 100.5% | 98.7% | - 1.8% | 93.3% | 98.3% | + 5.4% |
| Inventory of Homes for Sale | 9 | 6 | - 33.3% | — | — | — |
| Months Supply of Inventory | 3.9 | 2.6 | - 33.3% | — | — | — |

| Condo/Town | July | | | Year to Date | | |
|--|------|------|----------|--------------|-------------|----------|
| Key Metrics | 2020 | 2021 | % Change | Thru 7-2020 | Thru 7-2021 | % 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.

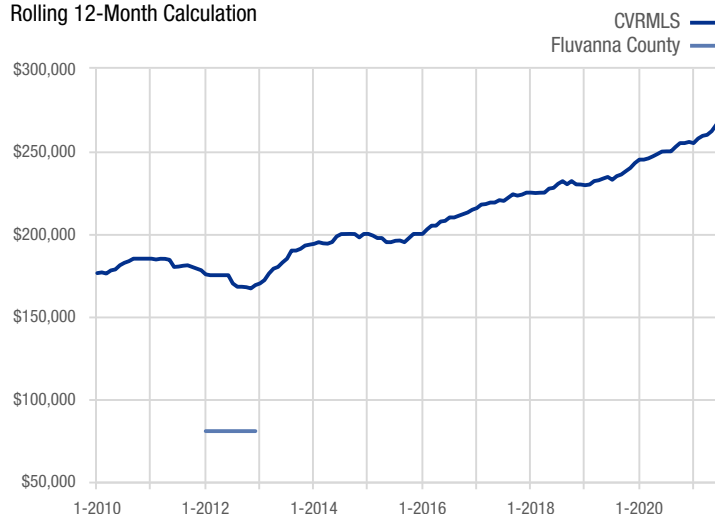
Median Sales Price - Single-Family

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.