

Local Market Update – November 2021

A Research Tool Provided by Central Virginia Regional MLS.



Fluvanna County

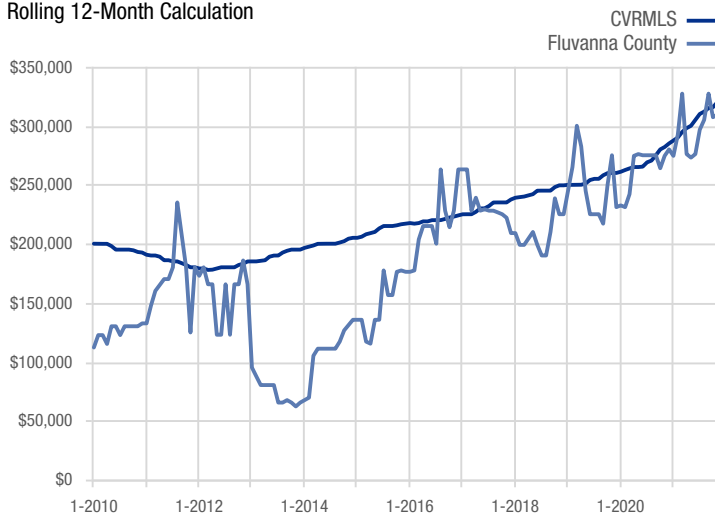
Single Family	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
New Listings	4	1	- 75.0%	29	28	- 3.4%
Pending Sales	3	2	- 33.3%	20	26	+ 30.0%
Closed Sales	0	3	—	17	28	+ 64.7%
Days on Market Until Sale	—	14	—	45	30	- 33.3%
Median Sales Price*	—	\$505,000	—	\$279,990	\$309,500	+ 10.5%
Average Sales Price*	—	\$456,000	—	\$306,662	\$482,493	+ 57.3%
Percent of Original List Price Received*	—	99.6%	—	94.4%	98.7%	+ 4.6%
Inventory of Homes for Sale	6	2	- 66.7%	—	—	—
Months Supply of Inventory	2.9	0.8	- 72.4%	—	—	—

Condo/Town	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% 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.

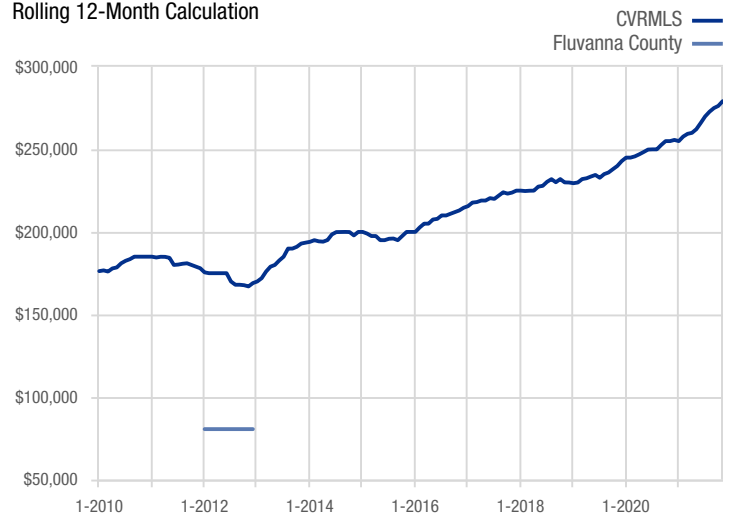
Median Sales Price - Single-Family

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.