

Local Market Update – March 2021

A Research Tool Provided by Central Virginia Regional MLS.



Fluvanna County

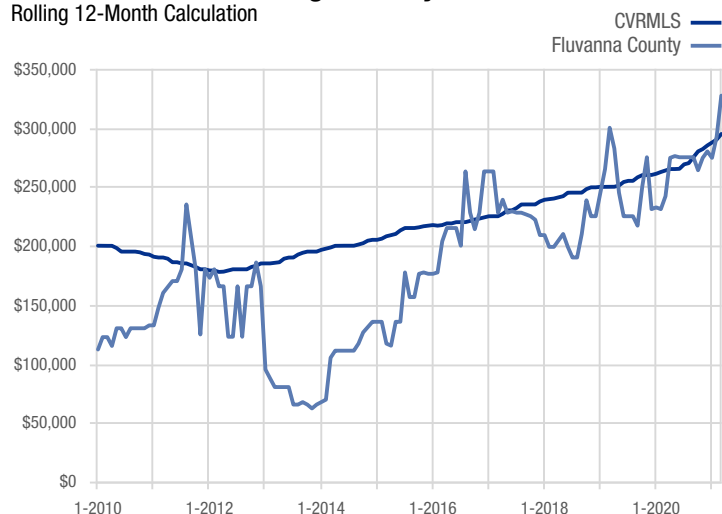
Single Family	March			Year to Date		
Key Metrics	2020	2021	% Change	Thru 3-2020	Thru 3-2021	% Change
New Listings	4	2	- 50.0%	10	5	- 50.0%
Pending Sales	1	3	+ 200.0%	7	6	- 14.3%
Closed Sales	3	1	- 66.7%	6	7	+ 16.7%
Days on Market Until Sale	26	3	- 88.5%	59	39	- 33.9%
Median Sales Price*	\$274,490	\$260,000	- 5.3%	\$277,240	\$305,000	+ 10.0%
Average Sales Price*	\$265,493	\$260,000	- 2.1%	\$281,080	\$736,286	+ 161.9%
Percent of Original List Price Received*	99.2%	104.4%	+ 5.2%	94.0%	99.7%	+ 6.1%
Inventory of Homes for Sale	8	2	- 75.0%	—	—	—
Months Supply of Inventory	3.4	0.9	- 73.5%	—	—	—

Condo/Town	March			Year to Date		
Key Metrics	2020	2021	% Change	Thru 3-2020	Thru 3-2021	% 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.

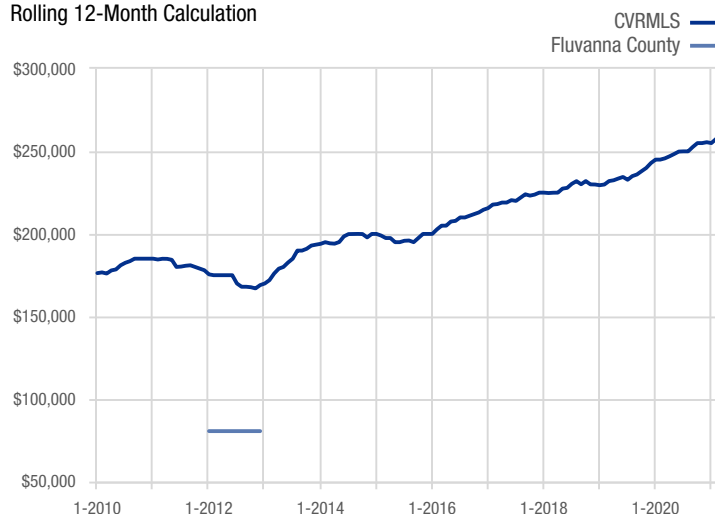
Median Sales Price - Single-Family

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.