

Local Market Update – May 2021

A Research Tool Provided by Central Virginia Regional MLS.



Fluvanna County

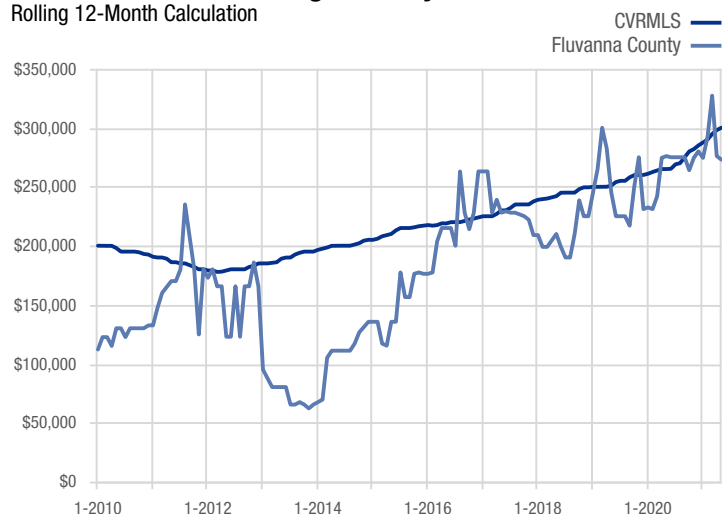
Single Family	May			Year to Date		
Key Metrics	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	0	5	—	13	12	- 7.7%
Pending Sales	3	3	0.0%	10	11	+ 10.0%
Closed Sales	2	1	- 50.0%	9	13	+ 44.4%
Days on Market Until Sale	78	6	- 92.3%	59	46	- 22.0%
Median Sales Price*	\$440,000	\$615,000	+ 39.8%	\$290,000	\$287,500	- 0.9%
Average Sales Price*	\$440,000	\$615,000	+ 39.8%	\$348,387	\$616,996	+ 77.1%
Percent of Original List Price Received*	91.5%	102.7%	+ 12.2%	93.6%	97.8%	+ 4.5%
Inventory of Homes for Sale	6	4	- 33.3%	—	—	—
Months Supply of Inventory	2.5	1.8	- 28.0%	—	—	—

Condo/Town	May			Year to Date		
Key Metrics	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% 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.

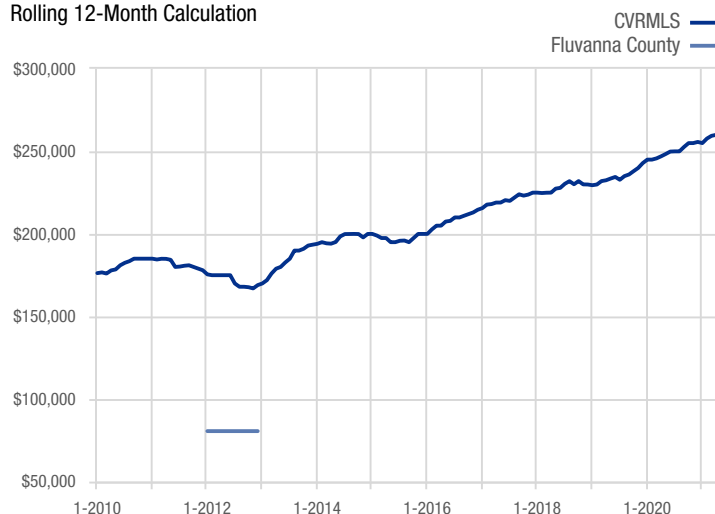
Median Sales Price - Single-Family

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.