

# Local Market Update – December 2021

A Research Tool Provided by Central Virginia Regional MLS.



## Fluvanna County

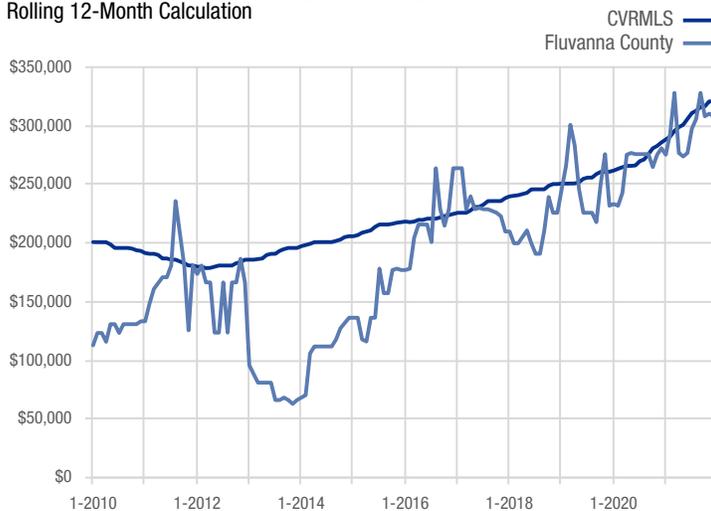
Single Family	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
<b>Key Metrics</b>						
New Listings	1	3	+ 200.0%	30	31	+ 3.3%
Pending Sales	3	2	- 33.3%	23	28	+ 21.7%
Closed Sales	2	1	- 50.0%	19	29	+ 52.6%
Days on Market Until Sale	76	3	- 96.1%	48	29	- 39.6%
Median Sales Price*	\$448,000	<b>\$175,000</b>	- 60.9%	\$279,990	<b>\$307,250</b>	+ 9.7%
Average Sales Price*	\$448,000	<b>\$175,000</b>	- 60.9%	\$323,290	<b>\$471,511</b>	+ 45.8%
Percent of Original List Price Received*	95.7%	<b>103.0%</b>	+ 7.6%	94.6%	<b>98.9%</b>	+ 4.5%
Inventory of Homes for Sale	4	3	- 25.0%	—	—	—
Months Supply of Inventory	1.7	1.3	- 23.5%	—	—	—

Condo/Town	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
<b>Key Metrics</b>						
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.

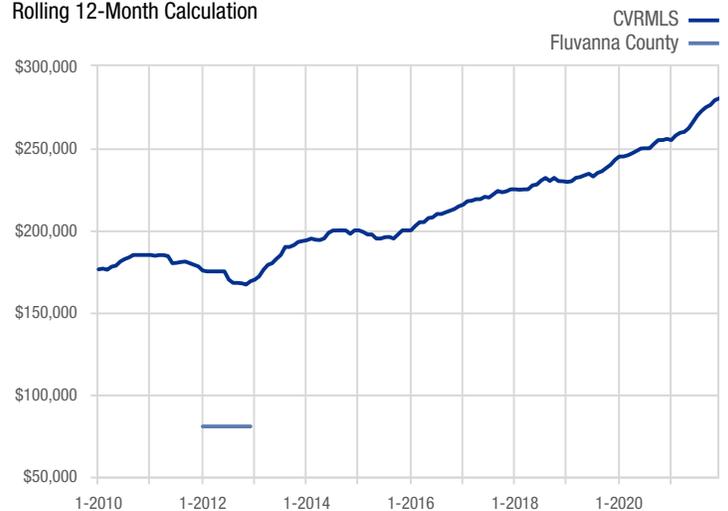
### Median Sales Price - Single-Family

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.