

Local Market Update – February 2022

A Research Tool Provided by Central Virginia Regional MLS.



Fluvanna County

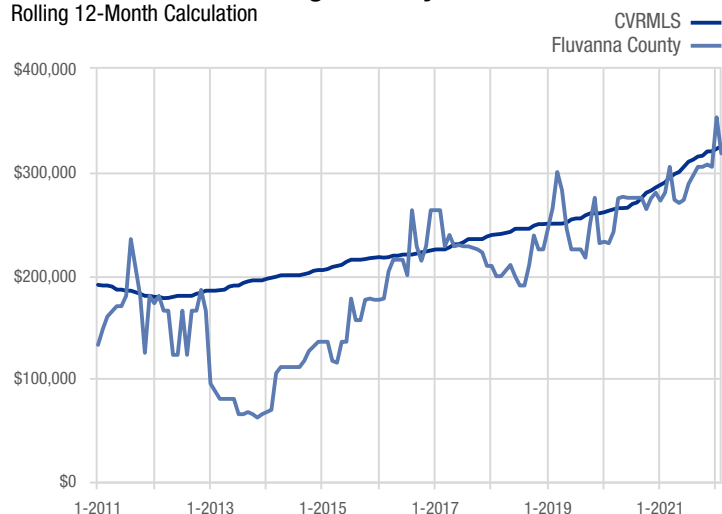
Single Family	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	2	3	+ 50.0%	3	4	+ 33.3%
Pending Sales	2	2	0.0%	3	5	+ 66.7%
Closed Sales	4	1	- 75.0%	7	4	- 42.9%
Days on Market Until Sale	59	17	- 71.2%	41	18	- 56.1%
Median Sales Price*	\$622,500	\$318,000	- 48.9%	\$305,000	\$372,000	+ 22.0%
Average Sales Price*	\$1,112,500	\$318,000	- 71.4%	\$732,714	\$416,667	- 43.1%
Percent of Original List Price Received*	96.1%	99.4%	+ 3.4%	100.4%	98.7%	- 1.7%
Inventory of Homes for Sale	3	1	- 66.7%	—	—	—
Months Supply of Inventory	1.5	0.4	- 73.3%	—	—	—

Condo/Town	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% 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.

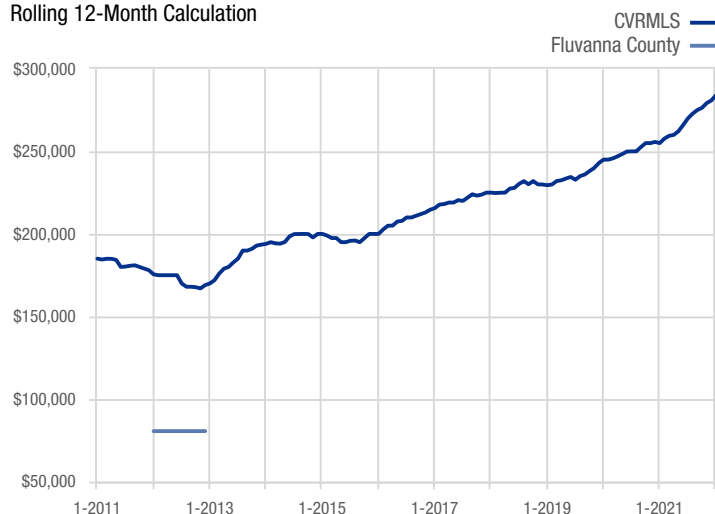
Median Sales Price - Single-Family

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.