

Local Market Update – August 2022

A Research Tool Provided by Central Virginia Regional MLS.



Fluvanna County

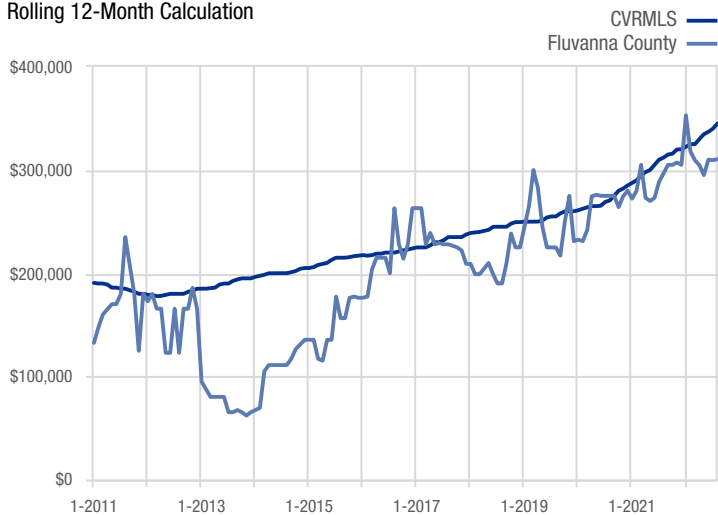
Single Family	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	1	8	+ 700.0%	21	33	+ 57.1%
Pending Sales	3	3	0.0%	18	22	+ 22.2%
Closed Sales	2	2	0.0%	21	23	+ 9.5%
Days on Market Until Sale	9	9	0.0%	31	14	- 54.8%
Median Sales Price*	\$318,750	\$466,500	+ 46.4%	\$279,175	\$305,250	+ 9.3%
Average Sales Price*	\$318,750	\$466,500	+ 46.4%	\$495,540	\$371,170	- 25.1%
Percent of Original List Price Received*	103.1%	100.0%	- 3.0%	99.3%	99.7%	+ 0.4%
Inventory of Homes for Sale	5	10	+ 100.0%	—	—	—
Months Supply of Inventory	2.2	3.9	+ 77.3%	—	—	—

Condo/Town	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% 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.

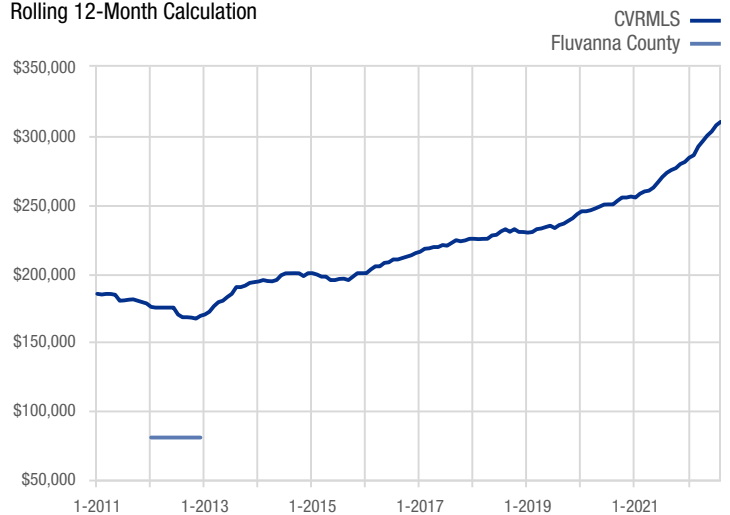
Median Sales Price - Single-Family

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.