

Local Market Update – September 2022

A Research Tool Provided by Central Virginia Regional MLS.



Fluvanna County

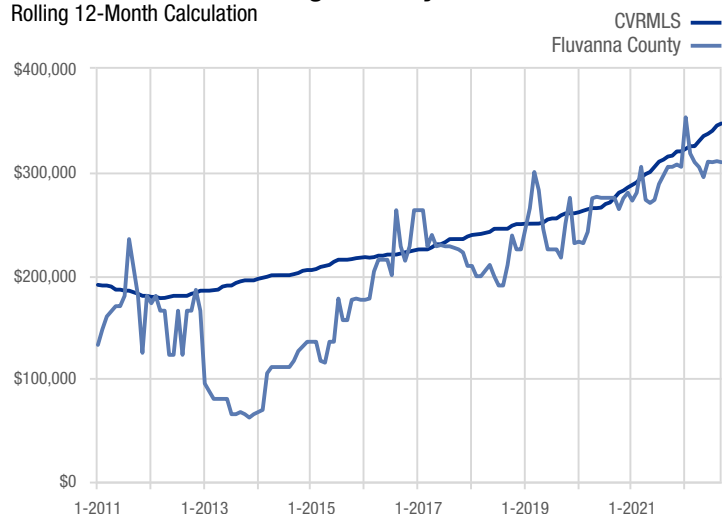
Single Family	September			Year to Date		
Key Metrics	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
New Listings	4	6	+ 50.0%	25	39	+ 56.0%
Pending Sales	2	2	0.0%	20	24	+ 20.0%
Closed Sales	2	2	0.0%	23	25	+ 8.7%
Days on Market Until Sale	22	11	- 50.0%	30	13	- 56.7%
Median Sales Price*	\$525,000	\$330,000	- 37.1%	\$296,675	\$305,250	+ 2.9%
Average Sales Price*	\$525,000	\$330,000	- 37.1%	\$498,218	\$367,427	- 26.3%
Percent of Original List Price Received*	94.6%	95.7%	+ 1.2%	98.9%	99.3%	+ 0.4%
Inventory of Homes for Sale	6	13	+ 116.7%	—	—	—
Months Supply of Inventory	2.7	5.0	+ 85.2%	—	—	—

Condo/Town	September			Year to Date		
Key Metrics	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% 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.

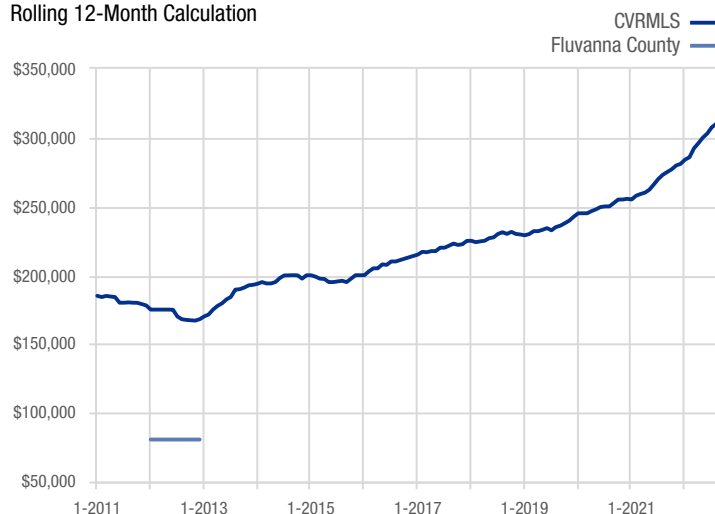
Median Sales Price - Single-Family

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.