

# Local Market Update – November 2022

A Research Tool Provided by Central Virginia Regional MLS.



## Fluvanna County

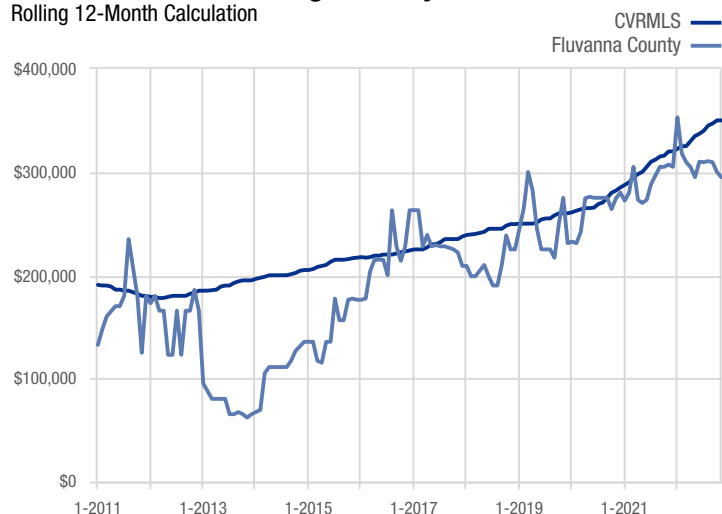
Single Family	November			Year to Date		
Key Metrics	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	1	3	+ 200.0%	28	45	+ 60.7%
Pending Sales	2	1	- 50.0%	25	29	+ 16.0%
Closed Sales	3	2	- 33.3%	29	30	+ 3.4%
Days on Market Until Sale	14	17	+ 21.4%	29	13	- 55.2%
Median Sales Price*	\$505,000	<b>\$379,475</b>	- 24.9%	\$307,250	<b>\$300,000</b>	- 2.4%
Average Sales Price*	\$456,000	<b>\$379,475</b>	- 16.8%	\$473,654	<b>\$351,124</b>	- 25.9%
Percent of Original List Price Received*	99.6%	<b>99.1%</b>	- 0.5%	99.1%	<b>98.5%</b>	- 0.6%
Inventory of Homes for Sale	2	12	+ 500.0%	—	—	—
Months Supply of Inventory	0.9	4.6	+ 411.1%	—	—	—

Condo/Town	November			Year to Date		
Key Metrics	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% 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.

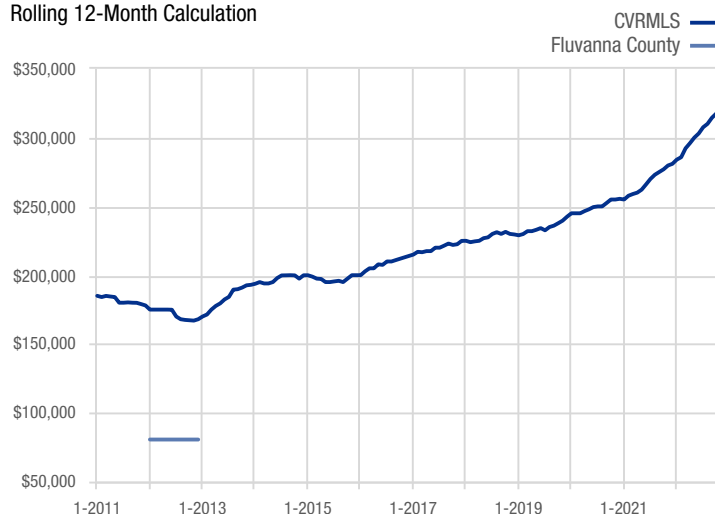
### Median Sales Price - Single-Family

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.