

Local Market Update – December 2022

A Research Tool Provided by Central Virginia Regional MLS.



Fluvanna County

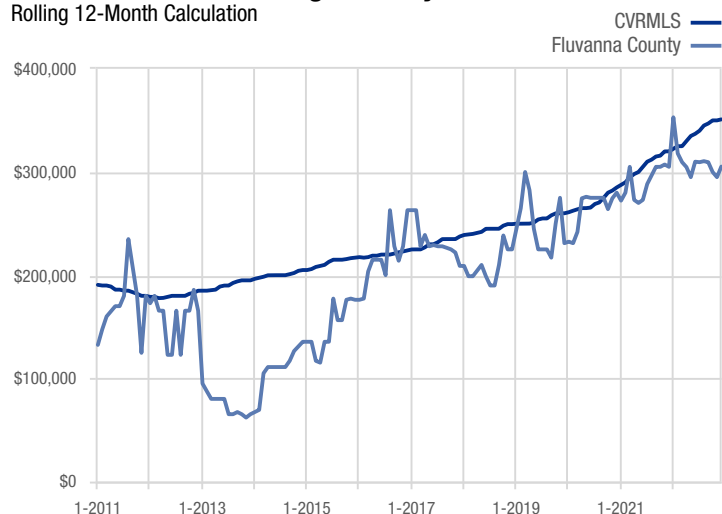
Single Family	December			Year to Date		
Key Metrics	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	3	2	- 33.3%	31	47	+ 51.6%
Pending Sales	2	1	- 50.0%	27	31	+ 14.8%
Closed Sales	1	1	0.0%	30	32	+ 6.7%
Days on Market Until Sale	3	40	+ 1,233.3%	29	14	- 51.7%
Median Sales Price*	\$175,000	\$665,000	+ 280.0%	\$305,000	\$305,250	+ 0.1%
Average Sales Price*	\$175,000	\$665,000	+ 280.0%	\$463,355	\$362,334	- 21.8%
Percent of Original List Price Received*	103.0%	95.0%	- 7.8%	99.2%	98.3%	- 0.9%
Inventory of Homes for Sale	3	12	+ 300.0%	—	—	—
Months Supply of Inventory	1.3	4.6	+ 253.8%	—	—	—

Condo/Town	December			Year to Date		
Key Metrics	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% 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.

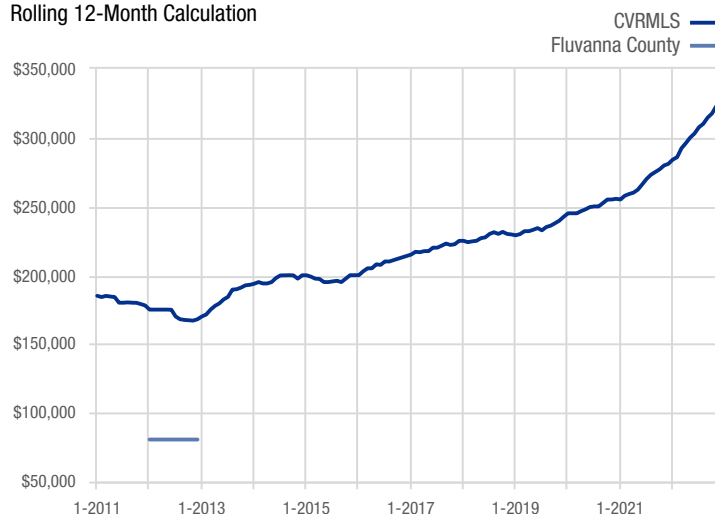
Median Sales Price - Single-Family

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.