

Local Market Update – April 2022

A Research Tool Provided by Central Virginia Regional MLS.



Fluvanna County

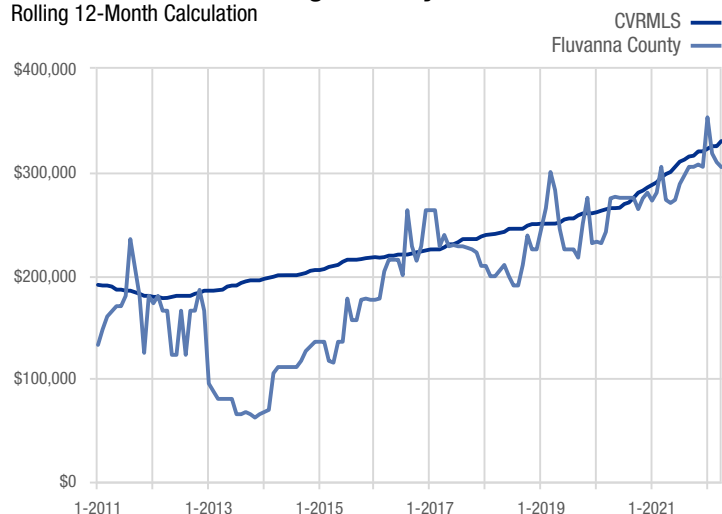
Single Family	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	2	4	+ 100.0%	7	14	+ 100.0%
Pending Sales	2	2	0.0%	8	9	+ 12.5%
Closed Sales	5	3	- 40.0%	13	10	- 23.1%
Days on Market Until Sale	68	35	- 48.5%	47	19	- 59.6%
Median Sales Price*	\$217,475	\$260,000	+ 19.6%	\$265,000	\$290,000	+ 9.4%
Average Sales Price*	\$408,738	\$266,667	- 34.8%	\$585,329	\$312,778	- 46.6%
Percent of Original List Price Received*	93.2%	98.2%	+ 5.4%	98.3%	99.0%	+ 0.7%
Inventory of Homes for Sale	2	7	+ 250.0%	—	—	—
Months Supply of Inventory	0.9	2.9	+ 222.2%	—	—	—

Condo/Town	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% 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.

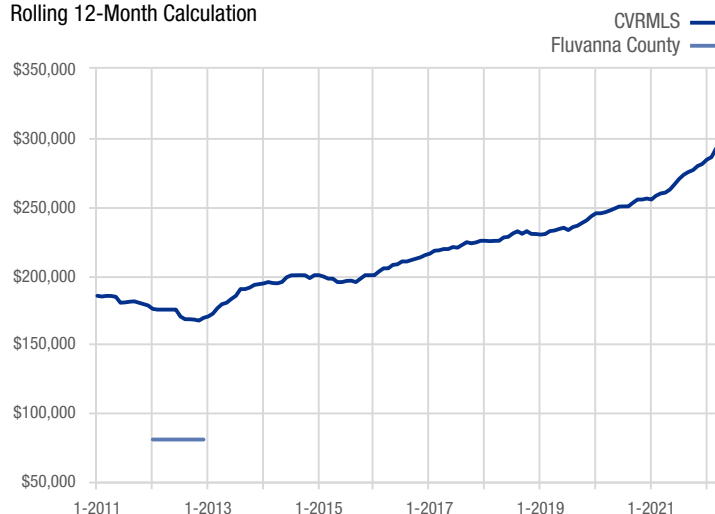
Median Sales Price - Single-Family

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.