

Local Market Update – January 2023

A Research Tool Provided by Central Virginia Regional MLS.



Fluvanna County

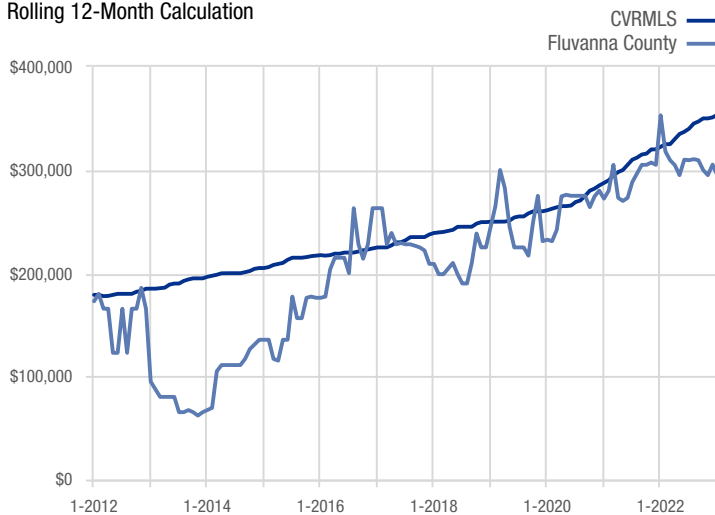
Single Family	January			Year to Date		
Key Metrics	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
New Listings	1	1	0.0%	1	1	0.0%
Pending Sales	3	5	+ 66.7%	3	5	+ 66.7%
Closed Sales	3	2	- 33.3%	3	2	- 33.3%
Days on Market Until Sale	18	147	+ 716.7%	18	147	+ 716.7%
Median Sales Price*	\$466,000	\$480,450	+ 3.1%	\$466,000	\$480,450	+ 3.1%
Average Sales Price*	\$466,000	\$480,450	+ 3.1%	\$466,000	\$480,450	+ 3.1%
Percent of Original List Price Received*	98.3%	67.5%	- 31.3%	98.3%	67.5%	- 31.3%
Inventory of Homes for Sale	1	7	+ 600.0%	—	—	—
Months Supply of Inventory	0.4	2.5	+ 525.0%	—	—	—

Condo/Town	January			Year to Date		
Key Metrics	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% 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.

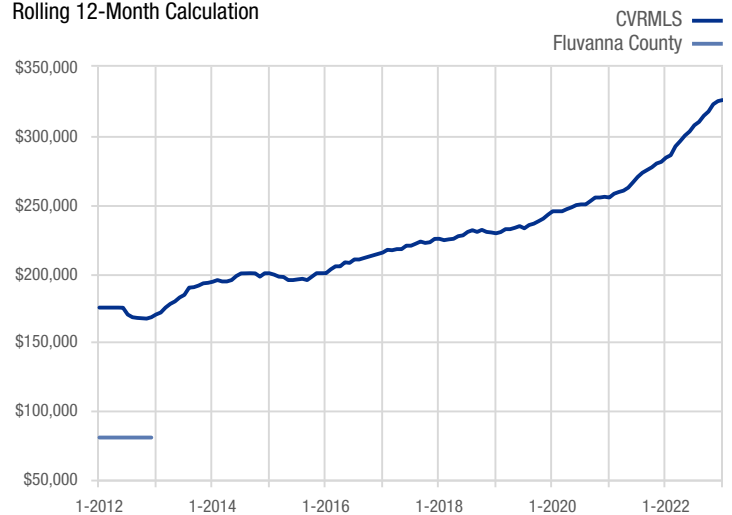
Median Sales Price - Single-Family

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.