

Local Market Update – February 2023

A Research Tool Provided by Central Virginia Regional MLS.



Fluvanna County

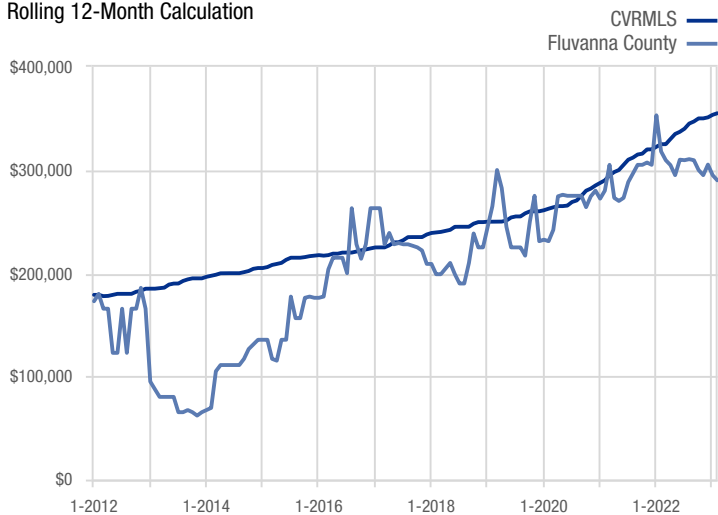
Single Family	February			Year to Date		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	3	3	0.0%	4	4	0.0%
Pending Sales	2	2	0.0%	5	7	+ 40.0%
Closed Sales	1	2	+ 100.0%	4	4	0.0%
Days on Market Until Sale	17	21	+ 23.5%	18	84	+ 366.7%
Median Sales Price*	\$318,000	\$325,000	+ 2.2%	\$372,000	\$325,000	- 12.6%
Average Sales Price*	\$318,000	\$325,000	+ 2.2%	\$416,667	\$402,725	- 3.3%
Percent of Original List Price Received*	99.4%	99.1%	- 0.3%	98.7%	83.3%	- 15.6%
Inventory of Homes for Sale	1	6	+ 500.0%	—	—	—
Months Supply of Inventory	0.4	2.2	+ 450.0%	—	—	—

Condo/Town	February			Year to Date		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% 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.

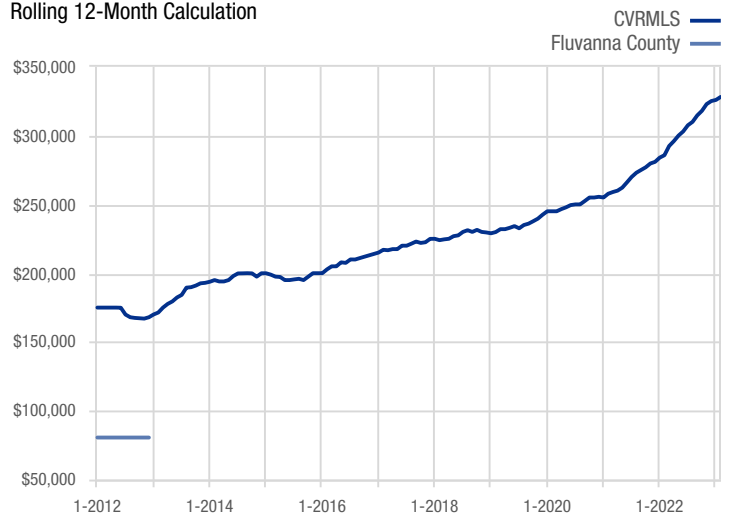
Median Sales Price - Single-Family

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.