

Local Market Update – March 2023

A Research Tool Provided by Central Virginia Regional MLS.



Fluvanna County

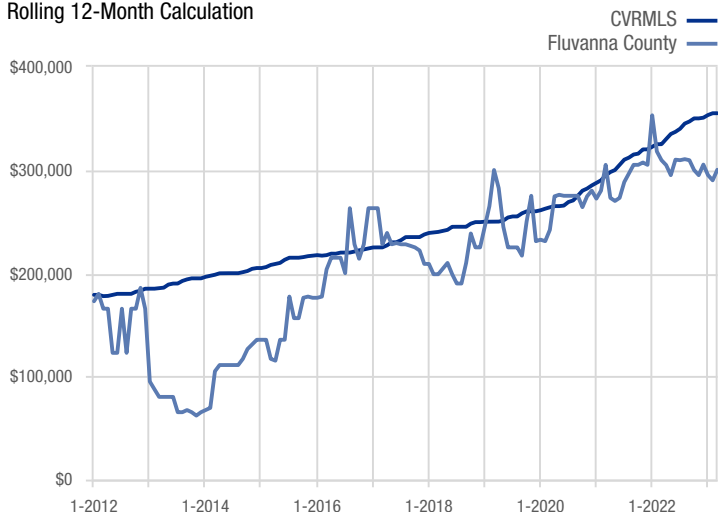
Single Family	March			Year to Date		
Key Metrics	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	6	4	- 33.3%	10	8	- 20.0%
Pending Sales	3	3	0.0%	8	10	+ 25.0%
Closed Sales	3	3	0.0%	7	7	0.0%
Days on Market Until Sale	4	71	+ 1,675.0%	11	79	+ 618.2%
Median Sales Price*	\$235,000	\$287,000	+ 22.1%	\$309,000	\$310,000	+ 0.3%
Average Sales Price*	\$255,000	\$287,000	+ 12.5%	\$335,833	\$364,150	+ 8.4%
Percent of Original List Price Received*	100.2%	99.7%	- 0.5%	99.4%	88.8%	- 10.7%
Inventory of Homes for Sale	5	4	- 20.0%	—	—	—
Months Supply of Inventory	2.0	1.4	- 30.0%	—	—	—

Condo/Town	March			Year to Date		
Key Metrics	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% 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.

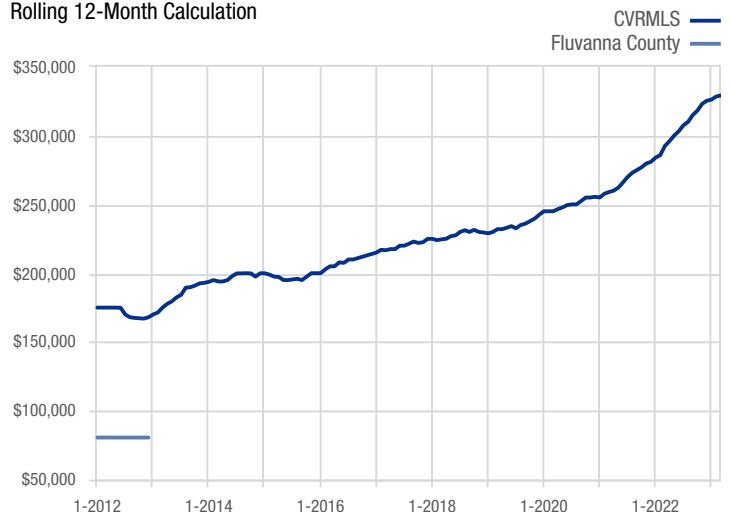
Median Sales Price - Single-Family

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.