

Local Market Update – April 2023

A Research Tool Provided by Central Virginia Regional MLS.



Fluvanna County

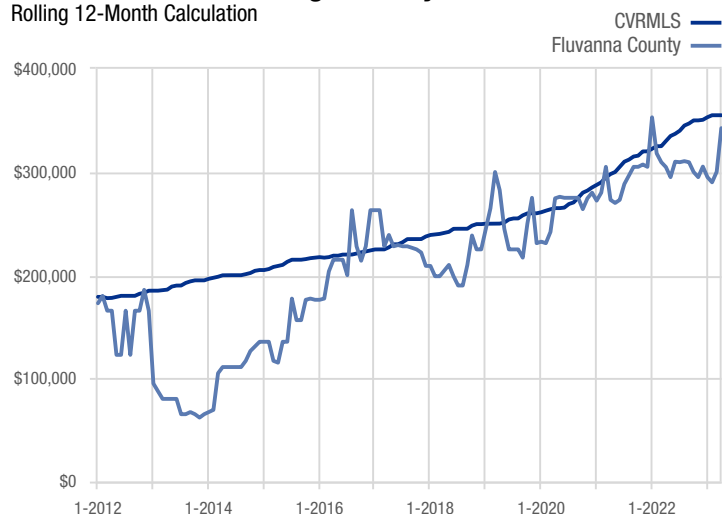
Single Family	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	4	1	- 75.0%	14	9	- 35.7%
Pending Sales	2	5	+ 150.0%	10	15	+ 50.0%
Closed Sales	4	3	- 25.0%	11	10	- 9.1%
Days on Market Until Sale	35	104	+ 197.1%	19	83	+ 336.8%
Median Sales Price*	\$260,000	\$685,000	+ 163.5%	\$290,000	\$345,000	+ 19.0%
Average Sales Price*	\$266,667	\$685,000	+ 156.9%	\$312,778	\$409,986	+ 31.1%
Percent of Original List Price Received*	98.2%	98.0%	- 0.2%	99.0%	90.1%	- 9.0%
Inventory of Homes for Sale	7	2	- 71.4%	—	—	—
Months Supply of Inventory	2.8	0.6	- 78.6%	—	—	—

Condo/Town	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% 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.

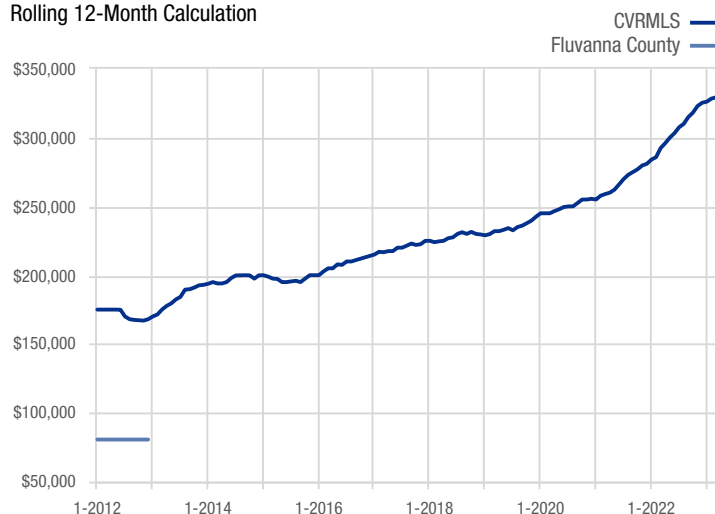
Median Sales Price - Single-Family

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.