

Local Market Update – May 2023

A Research Tool Provided by Central Virginia Regional MLS.



Fluvanna County

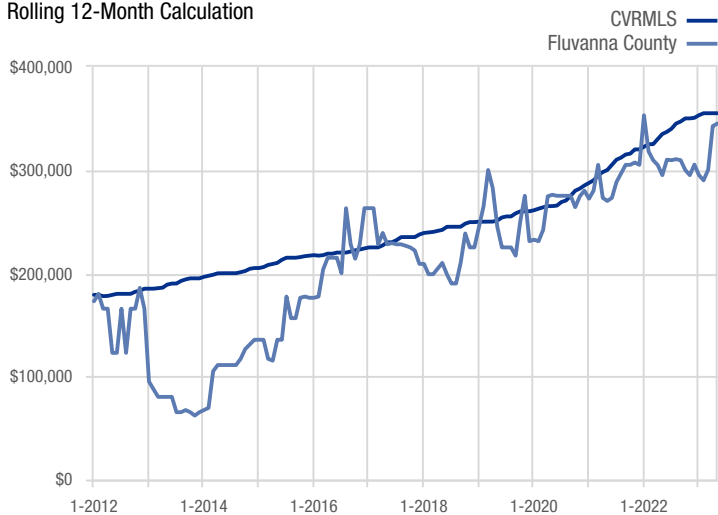
Single Family	May			Year to Date		
Key Metrics	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% Change
New Listings	4	7	+ 75.0%	18	16	- 11.1%
Pending Sales	4	3	- 25.0%	14	18	+ 28.6%
Closed Sales	1	4	+ 300.0%	12	14	+ 16.7%
Days on Market Until Sale	21	18	- 14.3%	19	59	+ 210.5%
Median Sales Price*	\$210,000	\$340,025	+ 61.9%	\$275,000	\$345,000	+ 25.5%
Average Sales Price*	\$210,000	\$330,750	+ 57.5%	\$302,500	\$381,173	+ 26.0%
Percent of Original List Price Received*	91.3%	99.2%	+ 8.7%	98.2%	93.4%	- 4.9%
Inventory of Homes for Sale	3	6	+ 100.0%	—	—	—
Months Supply of Inventory	1.2	2.0	+ 66.7%	—	—	—

Condo/Town	May			Year to Date		
Key Metrics	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% 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.

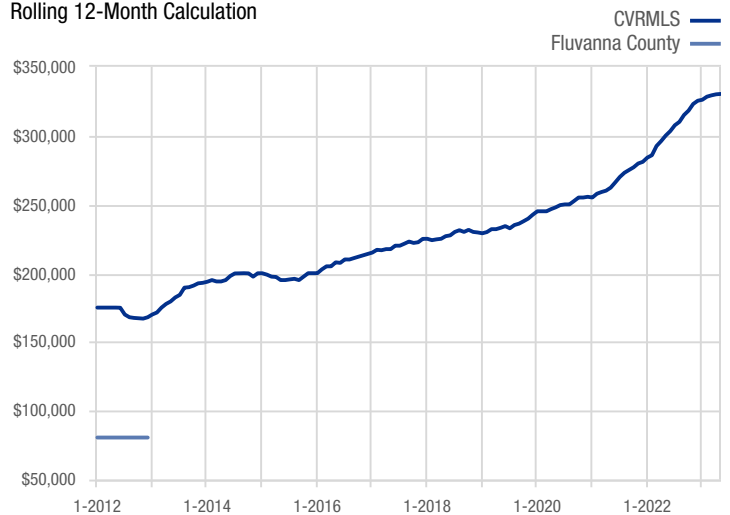
Median Sales Price - Single-Family

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.