

# Local Market Update – June 2023

A Research Tool Provided by Central Virginia Regional MLS.



## Fluvanna County

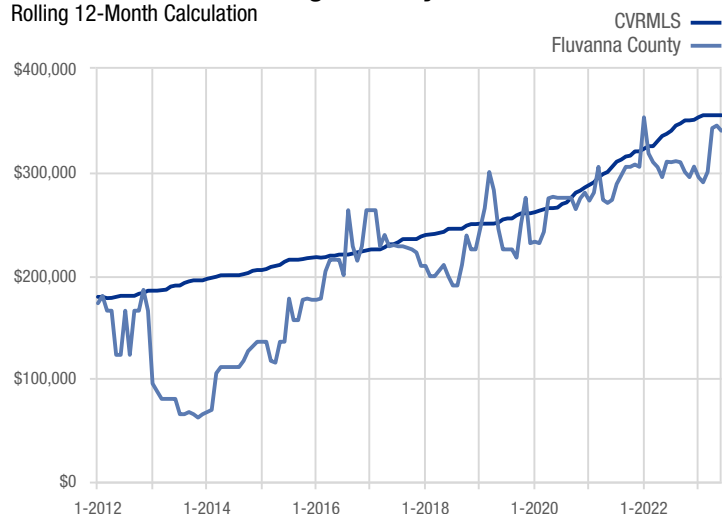
Single Family	June			Year to Date		
Key Metrics	2022	2023	% Change	Thru 6-2022	Thru 6-2023	% Change
New Listings	3	4	+ 33.3%	21	20	- 4.8%
Pending Sales	3	4	+ 33.3%	17	21	+ 23.5%
Closed Sales	5	4	- 20.0%	17	18	+ 5.9%
Days on Market Until Sale	7	28	+ 300.0%	15	51	+ 240.0%
Median Sales Price*	\$413,000	\$275,000	- 33.4%	\$300,000	\$340,000	+ 13.3%
Average Sales Price*	\$438,080	\$260,999	- 40.4%	\$347,693	\$349,126	+ 0.4%
Percent of Original List Price Received*	104.5%	100.6%	- 3.7%	100.3%	95.3%	- 5.0%
Inventory of Homes for Sale	2	7	+ 250.0%	—	—	—
Months Supply of Inventory	0.8	2.3	+ 187.5%	—	—	—

Condo/Town	June			Year to Date		
Key Metrics	2022	2023	% Change	Thru 6-2022	Thru 6-2023	% 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.

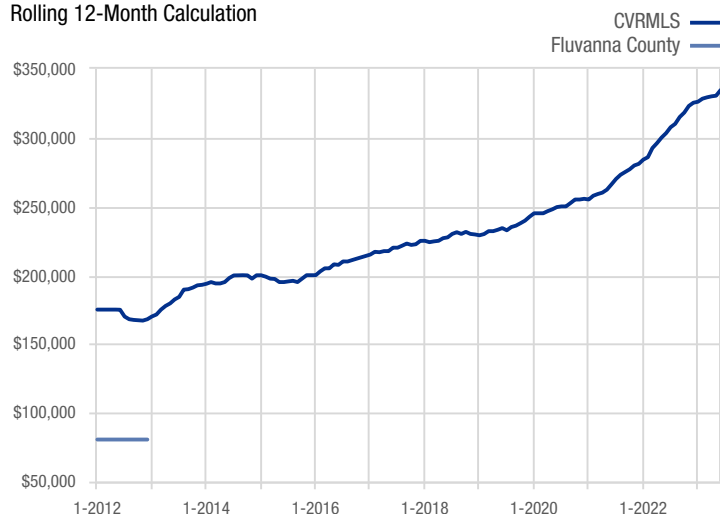
### Median Sales Price - Single-Family

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.