

Local Market Update – July 2023

A Research Tool Provided by Central Virginia Regional MLS.



Fluvanna County

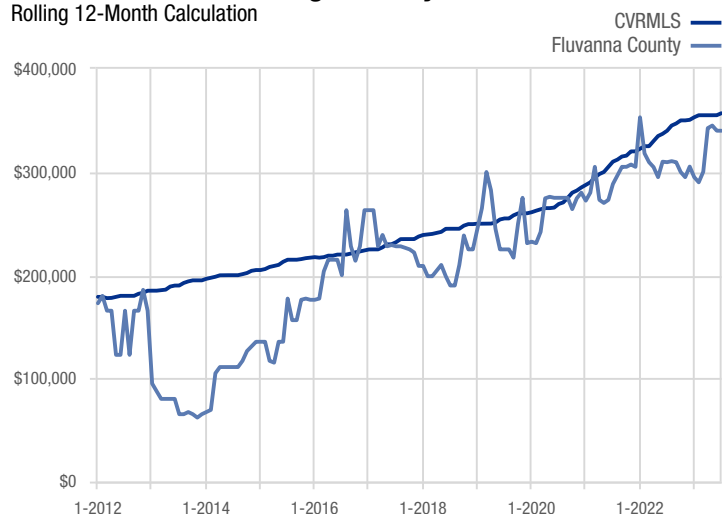
Single Family	July			Year to Date		
Key Metrics	2022	2023	% Change	Thru 7-2022	Thru 7-2023	% Change
New Listings	4	0	- 100.0%	25	20	- 20.0%
Pending Sales	3	3	0.0%	20	26	+ 30.0%
Closed Sales	4	5	+ 25.0%	21	24	+ 14.3%
Days on Market Until Sale	10	21	+ 110.0%	14	45	+ 221.4%
Median Sales Price*	\$200,000	\$324,950	+ 62.5%	\$295,000	\$339,900	+ 15.2%
Average Sales Price*	\$425,000	\$337,600	- 20.6%	\$360,578	\$346,700	- 3.8%
Percent of Original List Price Received*	96.2%	121.0%	+ 25.8%	99.7%	100.7%	+ 1.0%
Inventory of Homes for Sale	5	4	- 20.0%	—	—	—
Months Supply of Inventory	1.9	1.3	- 31.6%	—	—	—

Condo/Town	July			Year to Date		
Key Metrics	2022	2023	% Change	Thru 7-2022	Thru 7-2023	% 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.

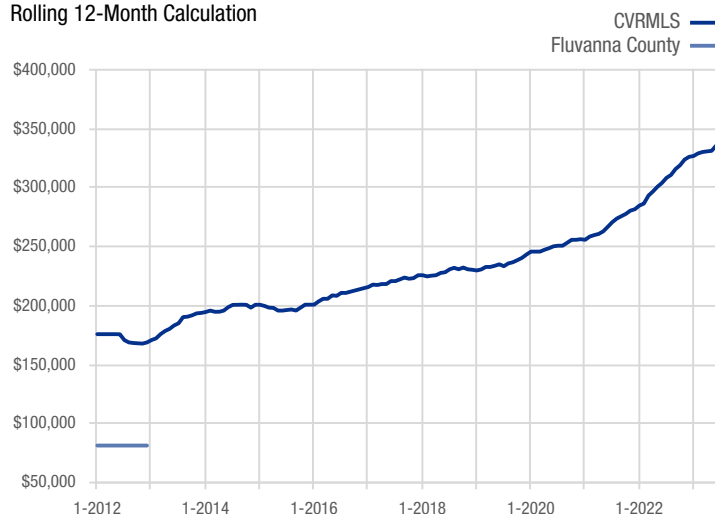
Median Sales Price - Single-Family

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.