

# Local Market Update – August 2023

A Research Tool Provided by Central Virginia Regional MLS.



## Fluvanna County

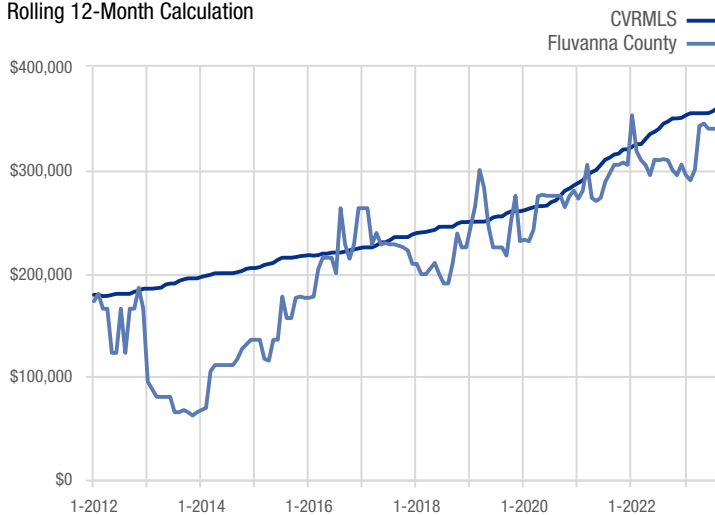
Single Family	August			Year to Date		
Key Metrics	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	8	3	- 62.5%	33	24	- 27.3%
Pending Sales	4	4	0.0%	24	29	+ 20.8%
Closed Sales	2	1	- 50.0%	23	25	+ 8.7%
Days on Market Until Sale	9	10	+ 11.1%	14	43	+ 207.1%
Median Sales Price*	\$466,500	<b>\$490,000</b>	+ 5.0%	\$305,250	<b>\$339,950</b>	+ 11.4%
Average Sales Price*	\$466,500	<b>\$490,000</b>	+ 5.0%	\$371,170	<b>\$353,865</b>	- 4.7%
Percent of Original List Price Received*	100.0%	<b>98.0%</b>	- 2.0%	99.7%	<b>100.6%</b>	+ 0.9%
Inventory of Homes for Sale	10	4	- 60.0%	—	—	—
Months Supply of Inventory	3.6	1.3	- 63.9%	—	—	—

Condo/Town	August			Year to Date		
Key Metrics	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% 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.

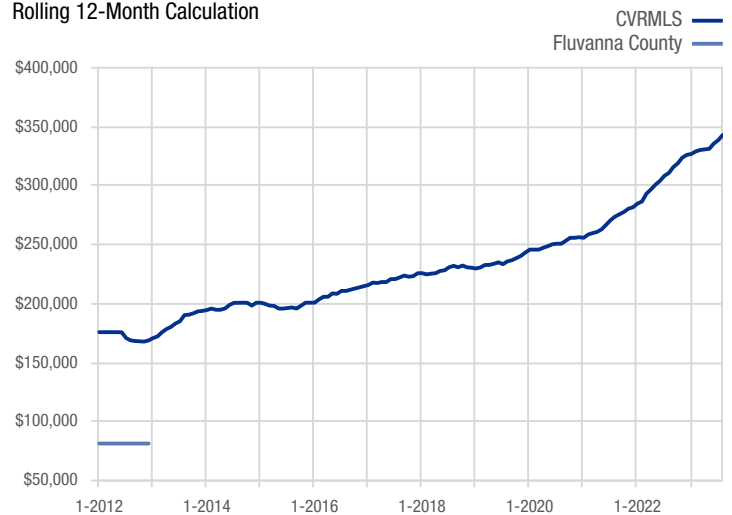
### Median Sales Price - Single-Family

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.