

Local Market Update – September 2023

A Research Tool Provided by Central Virginia Regional MLS.



Fluvanna County

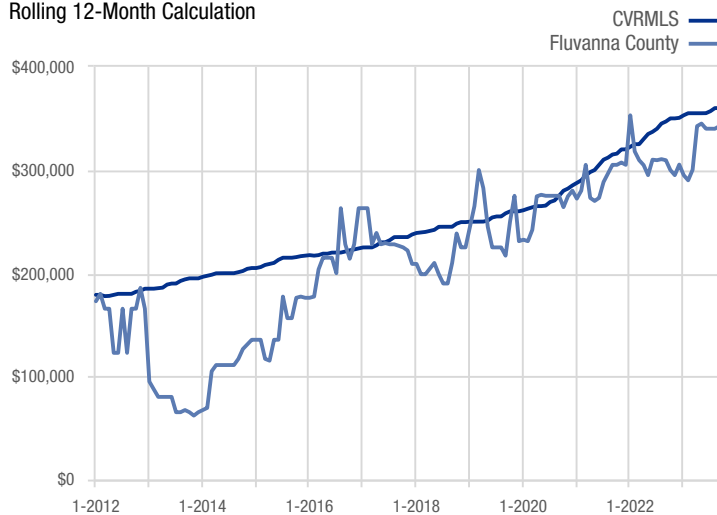
Single Family	September			Year to Date		
Key Metrics	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
New Listings	6	4	- 33.3%	39	28	- 28.2%
Pending Sales	2	4	+ 100.0%	26	33	+ 26.9%
Closed Sales	3	6	+ 100.0%	26	31	+ 19.2%
Days on Market Until Sale	11	54	+ 390.9%	13	45	+ 246.2%
Median Sales Price*	\$330,000	\$397,450	+ 20.4%	\$305,250	\$345,000	+ 13.0%
Average Sales Price*	\$330,000	\$376,912	+ 14.2%	\$367,427	\$359,183	- 2.2%
Percent of Original List Price Received*	95.7%	102.6%	+ 7.2%	99.3%	101.0%	+ 1.7%
Inventory of Homes for Sale	13	3	- 76.9%	—	—	—
Months Supply of Inventory	4.7	0.9	- 80.9%	—	—	—

Condo/Town	September			Year to Date		
Key Metrics	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% 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.

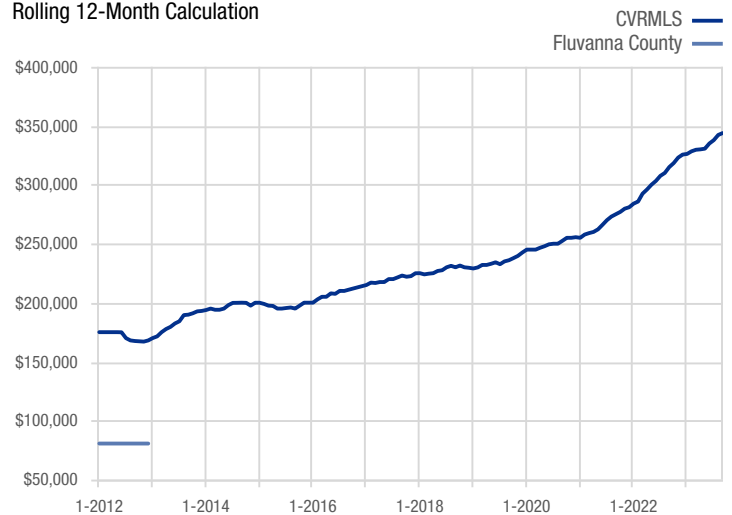
Median Sales Price - Single-Family

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.