

Local Market Update – October 2023

A Research Tool Provided by Central Virginia Regional MLS.



Fluvanna County

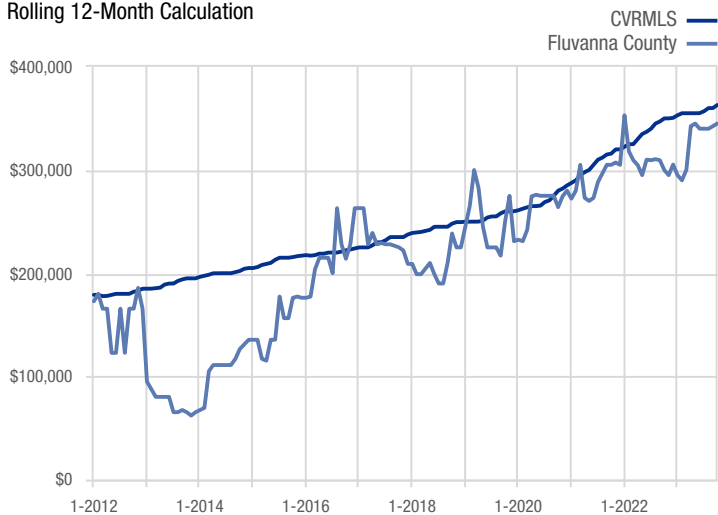
Single Family	October			Year to Date		
Key Metrics	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	3	0	- 100.0%	42	29	- 31.0%
Pending Sales	4	2	- 50.0%	30	35	+ 16.7%
Closed Sales	3	3	0.0%	29	34	+ 17.2%
Days on Market Until Sale	9	71	+ 688.9%	13	48	+ 269.2%
Median Sales Price*	\$243,000	\$300,000	+ 23.5%	\$300,000	\$345,000	+ 15.0%
Average Sales Price*	\$212,667	\$293,333	+ 37.9%	\$348,856	\$352,371	+ 1.0%
Percent of Original List Price Received*	91.7%	95.9%	+ 4.6%	98.4%	100.5%	+ 2.1%
Inventory of Homes for Sale	11	2	- 81.8%	—	—	—
Months Supply of Inventory	3.9	0.6	- 84.6%	—	—	—

Condo/Town	October			Year to Date		
Key Metrics	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% 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.

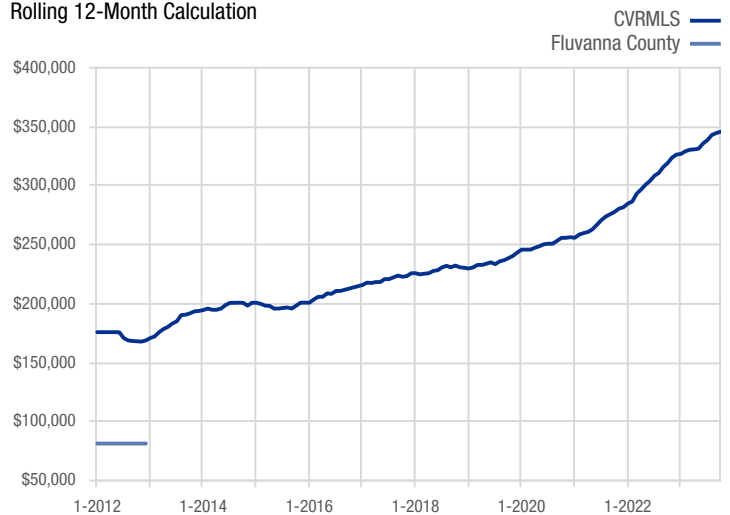
Median Sales Price - Single-Family

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.