

Local Market Update – November 2023

A Research Tool Provided by Central Virginia Regional MLS.



Fluvanna County

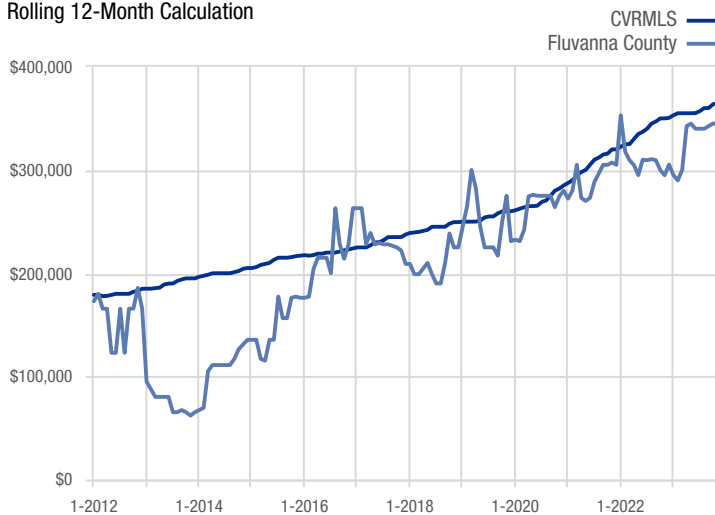
Single Family	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	3	2	- 33.3%	45	31	- 31.1%
Pending Sales	1	0	- 100.0%	31	35	+ 12.9%
Closed Sales	2	3	+ 50.0%	31	37	+ 19.4%
Days on Market Until Sale	17	7	- 58.8%	13	44	+ 238.5%
Median Sales Price*	\$379,475	\$318,000	- 16.2%	\$300,000	\$342,500	+ 14.2%
Average Sales Price*	\$379,475	\$321,000	- 15.4%	\$351,124	\$349,430	- 0.5%
Percent of Original List Price Received*	99.1%	97.4%	- 1.7%	98.5%	100.2%	+ 1.7%
Inventory of Homes for Sale	12	4	- 66.7%	—	—	—
Months Supply of Inventory	4.4	1.2	- 72.7%	—	—	—

Condo/Town	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% 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.

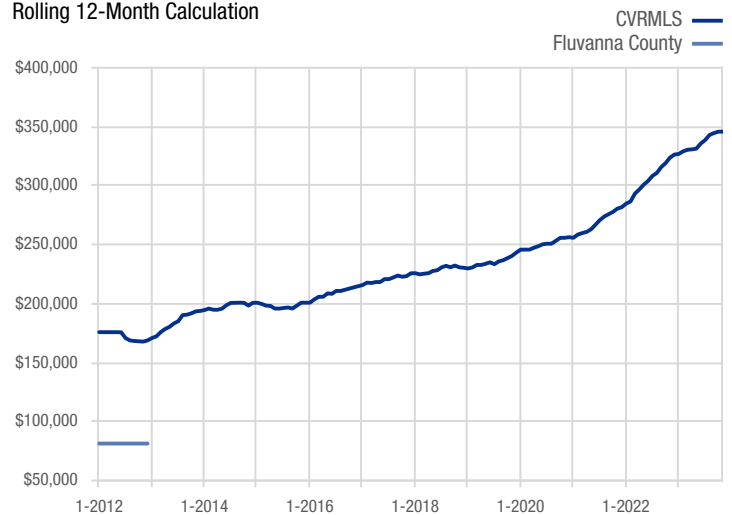
Median Sales Price - Single-Family

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.