

# Local Market Update – December 2025

A Research Tool Provided by Central Virginia Regional MLS.



## Fluvanna County

### Single Family

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	3	3	0.0%	40	50	+ 25.0%
Pending Sales	1	1	0.0%	30	27	- 10.0%
Closed Sales	2	3	+ 50.0%	30	25	- 16.7%
Days on Market Until Sale	36	51	+ 41.7%	54	42	- 22.2%
Median Sales Price*	\$346,250	<b>\$420,000</b>	+ 21.3%	\$347,000	<b>\$400,000</b>	+ 15.3%
Average Sales Price*	\$346,250	<b>\$374,333</b>	+ 8.1%	\$405,729	<b>\$468,096</b>	+ 15.4%
Percent of Original List Price Received*	97.6%	<b>96.8%</b>	- 0.8%	99.1%	<b>96.3%</b>	- 2.8%
Inventory of Homes for Sale	7	<b>16</b>	+ 128.6%	—	—	—
Months Supply of Inventory	2.8	<b>6.5</b>	+ 132.1%	—	—	—

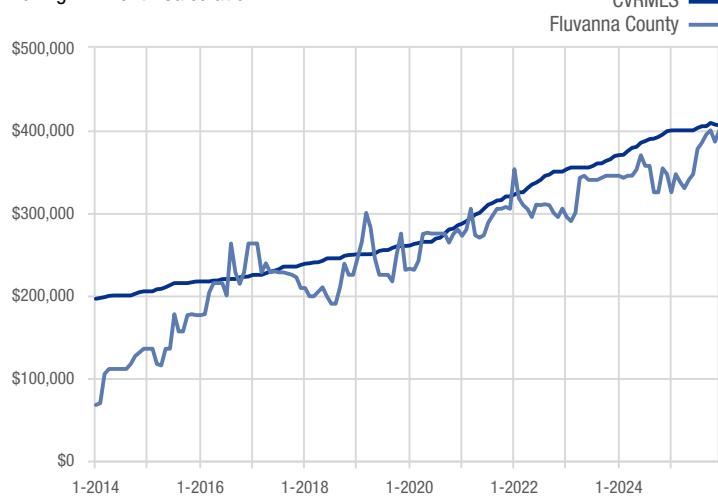
### Condo/Town

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	0	<b>0</b>	0.0%	2	<b>1</b>	- 50.0%
Pending Sales	0	<b>0</b>	0.0%	2	<b>1</b>	- 50.0%
Closed Sales	0	<b>0</b>	0.0%	2	<b>1</b>	- 50.0%
Days on Market Until Sale	—	—	—	8	<b>24</b>	+ 200.0%
Median Sales Price*	—	—	—	\$298,500	<b>\$293,288</b>	- 1.7%
Average Sales Price*	—	—	—	\$298,500	<b>\$293,288</b>	- 1.7%
Percent of Original List Price Received*	—	—	—	100.3%	<b>97.8%</b>	- 2.5%
Inventory of Homes for Sale	0	<b>0</b>	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.

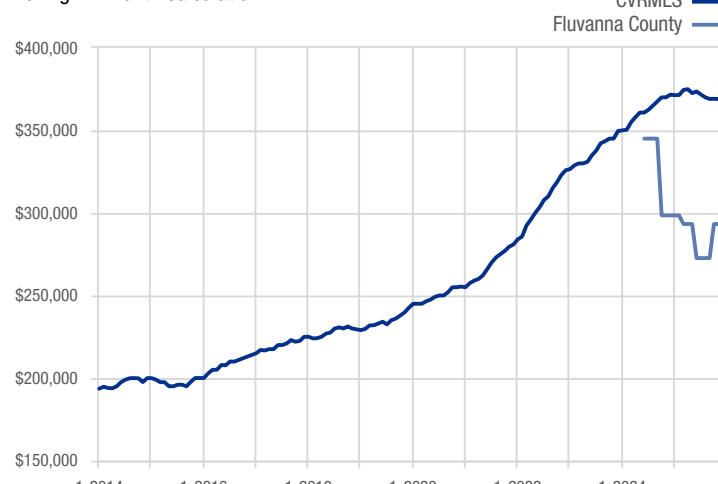
### Median Sales Price - Single-Family

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.