

Local Market Update – January 2026

A Research Tool Provided by Central Virginia Regional MLS.



Fluvanna County

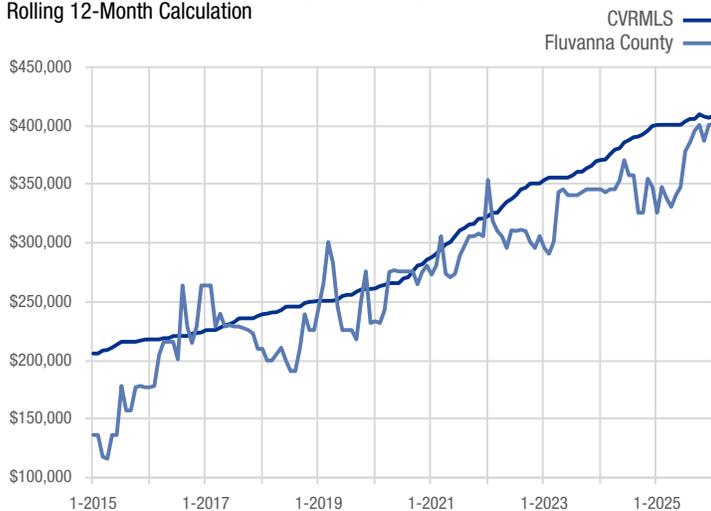
Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
Key Metrics						
New Listings	1	6	+ 500.0%	1	6	+ 500.0%
Pending Sales	4	2	- 50.0%	4	2	- 50.0%
Closed Sales	1	1	0.0%	1	1	0.0%
Days on Market Until Sale	75	100	+ 33.3%	75	100	+ 33.3%
Median Sales Price*	\$309,900	\$370,000	+ 19.4%	\$309,900	\$370,000	+ 19.4%
Average Sales Price*	\$309,900	\$370,000	+ 19.4%	\$309,900	\$370,000	+ 19.4%
Percent of Original List Price Received*	91.2%	97.4%	+ 6.8%	91.2%	97.4%	+ 6.8%
Inventory of Homes for Sale	3	18	+ 500.0%	—	—	—
Months Supply of Inventory	1.2	7.6	+ 533.3%	—	—	—

Condo/Town	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
Key Metrics						
New Listings	1	0	- 100.0%	1	0	- 100.0%
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	1	0	- 100.0%	—	—	—
Months Supply of Inventory	1.0	—	—	—	—	—

* 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.

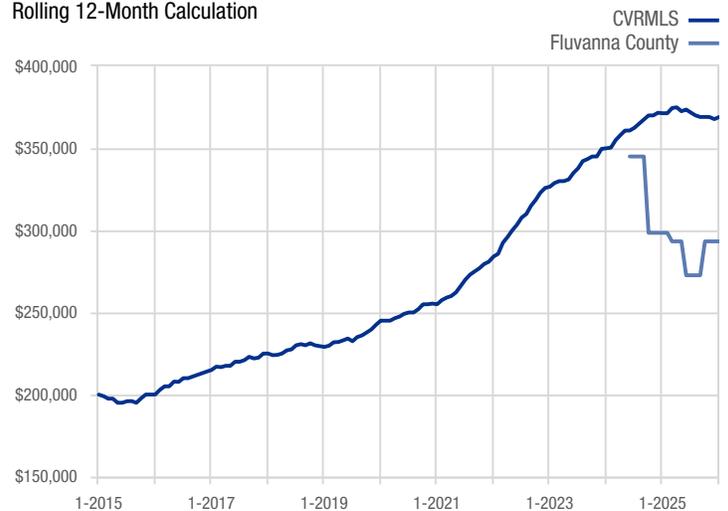
Median Sales Price - Single-Family

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.