

Local Market Update – April 2026

A Research Tool Provided by Central Virginia Regional MLS.



Fluvanna County

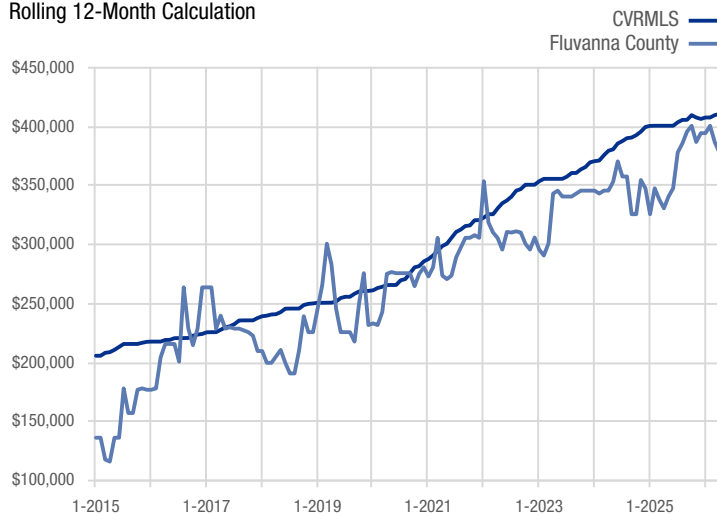
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
Key Metrics						
New Listings	4	10	+ 150.0%	11	23	+ 109.1%
Pending Sales	4	7	+ 75.0%	18	17	- 5.6%
Closed Sales	1	5	+ 400.0%	13	9	- 30.8%
Days on Market Until Sale	5	69	+ 1,280.0%	32	58	+ 81.3%
Median Sales Price*	\$320,000	\$324,900	+ 1.5%	\$335,000	\$330,000	- 1.5%
Average Sales Price*	\$320,000	\$324,560	+ 1.4%	\$630,843	\$371,867	- 41.1%
Percent of Original List Price Received*	104.9%	94.0%	- 10.4%	96.1%	94.5%	- 1.7%
Inventory of Homes for Sale	6	20	+ 233.3%	—	—	—
Months Supply of Inventory	1.8	6.3	+ 250.0%	—	—	—

Condo/Town	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
Key Metrics						
New Listings	0	0	0.0%	1	0	- 100.0%
Pending Sales	0	0	0.0%	1	0	- 100.0%
Closed Sales	0	0	0.0%	1	0	- 100.0%
Days on Market Until Sale	—	—	—	24	—	—
Median Sales Price*	—	—	—	\$293,288	—	—
Average Sales Price*	—	—	—	\$293,288	—	—
Percent of Original List Price Received*	—	—	—	97.8%	—	—
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.

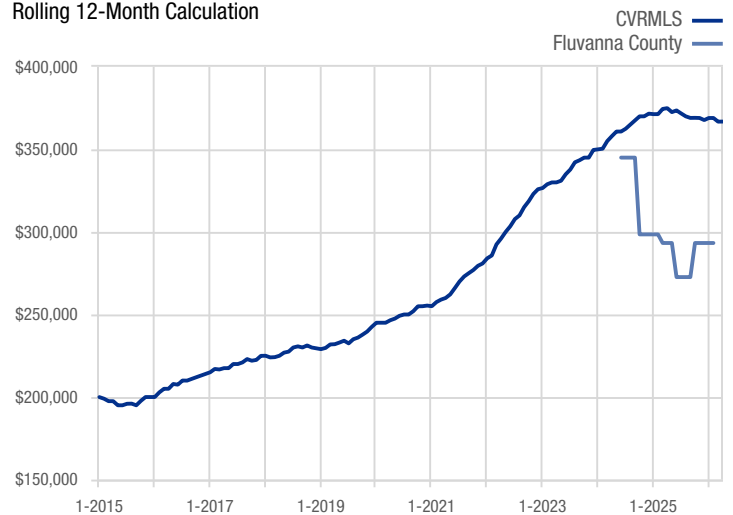
Median Sales Price - Single-Family

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.