Local Market Update – June 2026

A Research Tool Provided by Central Virginia Regional MLS.

Fluvanna County

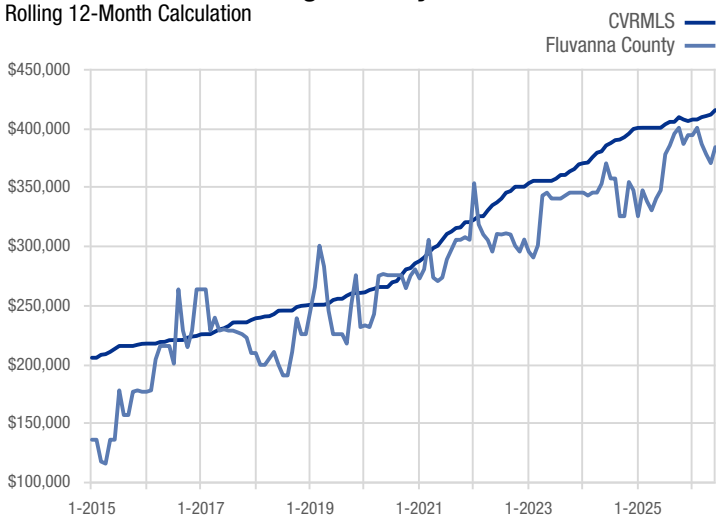
Single Family	June			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	5	**6**	+ 20.0%	22	**41**	+ 86.4%
Pending Sales	4	**4**	0.0%	25	**28**	+ 12.0%
Closed Sales	3	**5**	+ 66.7%	20	**19**	- 5.0%
Days on Market Until Sale	11	**95**	+ 763.6%	22	**80**	+ 263.6%
Median Sales Price*	$490,000	**$435,000**	- 11.2%	$385,000	**$360,000**	- 6.5%
Average Sales Price*	$420,500	**$421,621**	+ 0.3%	$537,283	**$387,393**	- 27.9%
Percent of Original List Price Received*	99.8%	**99.2%**	- 0.6%	97.1%	**96.2%**	- 0.9%
Inventory of Homes for Sale	10	**20**	+ 100.0%	—	**—**	—
Months Supply of Inventory	2.8	**5.7**	+ 103.6%	—	**—**	—

Condo/Town	June			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
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.

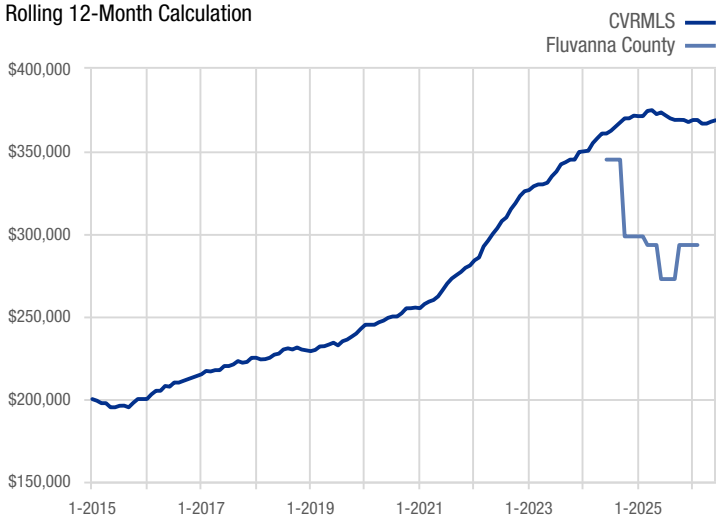
Median Sales Price - Single-Family

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.

Current as of July 10, 2026. All data from Central Virginia Regional MLS. Report © 2026 ShowingTime Plus, LLC.