Local Market Update – August 2026

A Research Tool Provided by Central Virginia Regional MLS.

Fluvanna County

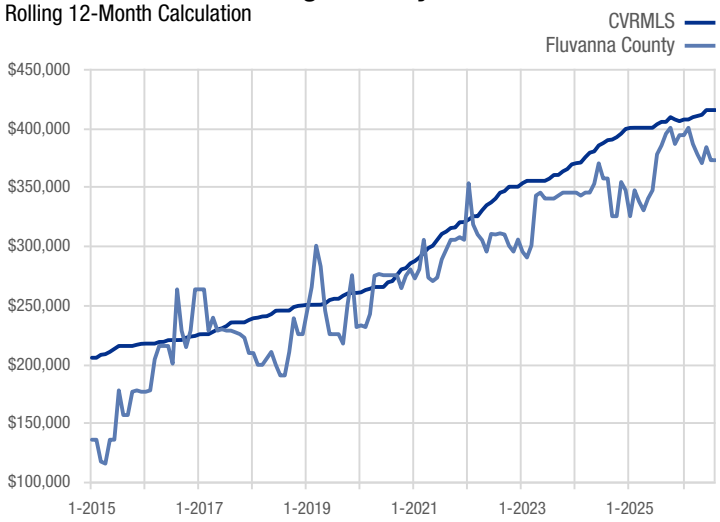
Single Family	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	6	**4**	- 33.3%	31	**52**	+ 67.7%
Pending Sales	4	**4**	0.0%	31	**36**	+ 16.1%
Closed Sales	4	**2**	- 50.0%	28	**29**	+ 3.6%
Days on Market Until Sale	22	**27**	+ 22.7%	21	**73**	+ 247.6%
Median Sales Price*	$440,000	**$394,950**	- 10.2%	$393,750	**$372,500**	- 5.4%
Average Sales Price*	$440,000	**$394,950**	- 10.2%	$508,119	**$443,585**	- 12.7%
Percent of Original List Price Received*	98.7%	**98.2%**	- 0.5%	97.0%	**96.7%**	- 0.3%
Inventory of Homes for Sale	11	**19**	+ 72.7%	—	**—**	—
Months Supply of Inventory	3.2	**5.2**	+ 62.5%	—	**—**	—

Condo/Town	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% 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.

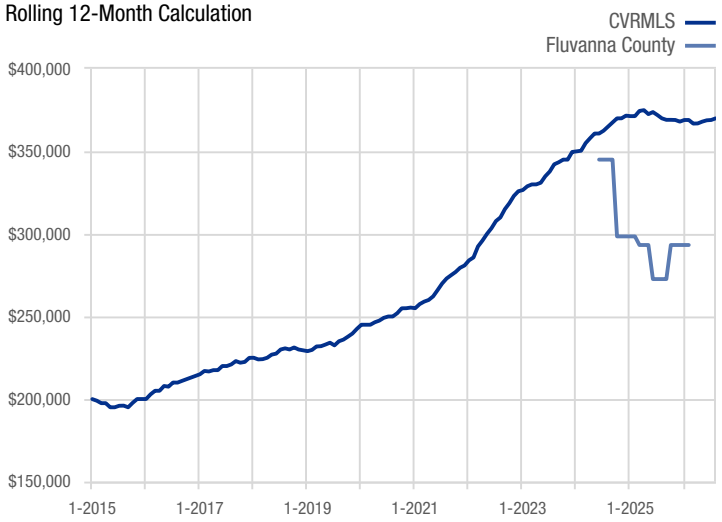
Median Sales Price - Single-Family

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 September 10, 2026. All data from Central Virginia Regional MLS. Report © 2026 ShowingTime Plus, LLC.