Local Market Update – October 2026

A Research Tool Provided by Central Virginia Regional MLS.

Fluvanna County

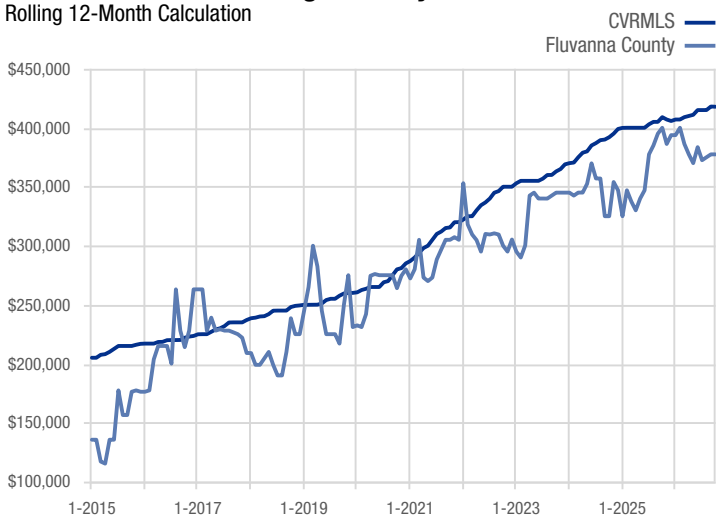
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	8	**10**	+ 25.0%	43	**69**	+ 60.5%
Pending Sales	1	**3**	+ 200.0%	33	**38**	+ 15.2%
Closed Sales	1	**1**	0.0%	32	**33**	+ 3.1%
Days on Market Until Sale	17	**40**	+ 135.3%	19	**73**	+ 284.2%
Median Sales Price*	$500,000	**$500,000**	0.0%	$407,500	**$381,732**	- 6.3%
Average Sales Price*	$500,000	**$500,000**	0.0%	$499,720	**$446,266**	- 10.7%
Percent of Original List Price Received*	95.2%	**95.2%**	0.0%	96.9%	**96.8%**	- 0.1%
Inventory of Homes for Sale	19	**28**	+ 47.4%	—	—	—
Months Supply of Inventory	5.8	**7.6**	+ 31.0%	—	—	—

Condo/Town	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% 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.

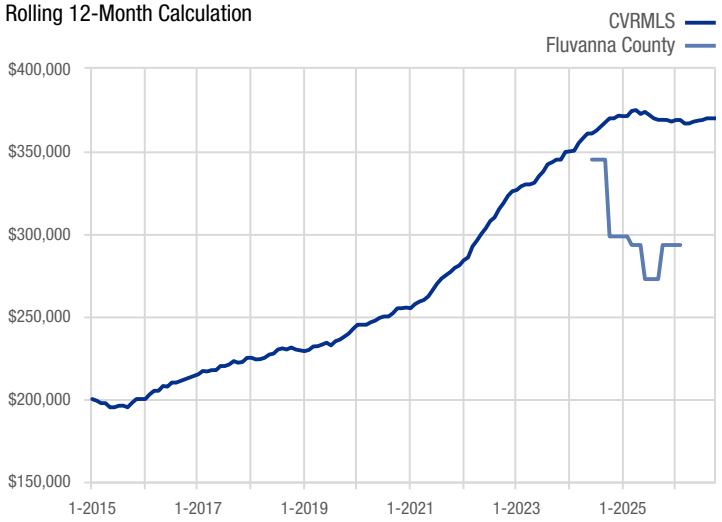
Median Sales Price - Single-Family

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