

Local Market Update – May 2026

A Research Tool Provided by Central Virginia Regional MLS.



Fluvanna County

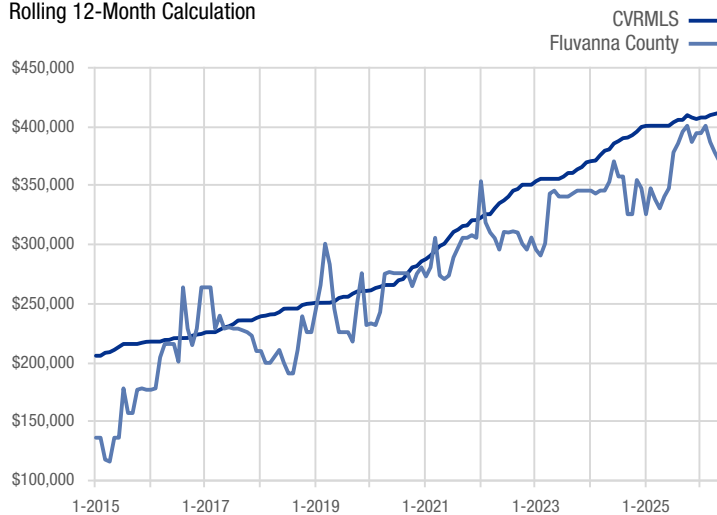
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	6	12	+ 100.0%	17	35	+ 105.9%
Pending Sales	3	8	+ 166.7%	21	24	+ 14.3%
Closed Sales	4	5	+ 25.0%	17	14	- 17.6%
Days on Market Until Sale	6	105	+ 1,650.0%	26	75	+ 188.5%
Median Sales Price*	\$385,000	\$383,564	- 0.4%	\$385,000	\$335,000	- 13.0%
Average Sales Price*	\$385,000	\$381,113	- 1.0%	\$576,211	\$375,169	- 34.9%
Percent of Original List Price Received*	96.6%	96.9%	+ 0.3%	96.2%	95.4%	- 0.8%
Inventory of Homes for Sale	8	22	+ 175.0%	—	—	—
Months Supply of Inventory	2.3	6.3	+ 173.9%	—	—	—

Condo/Town	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% 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.

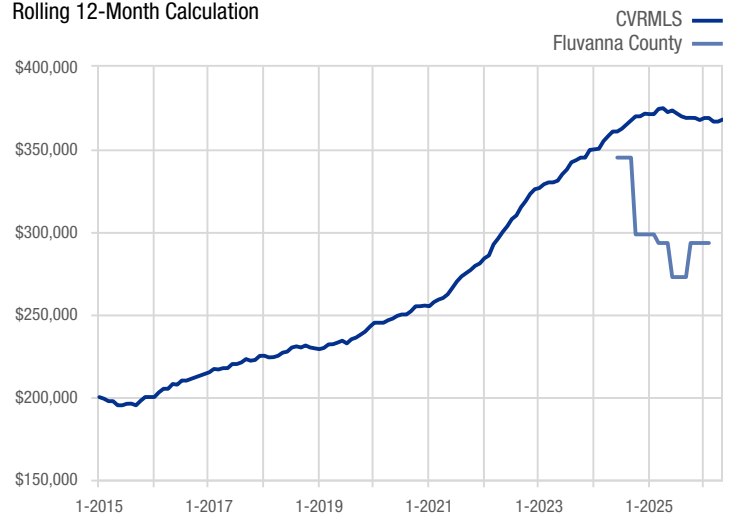
Median Sales Price - Single-Family

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.