

Local Market Update – March 2026

A Research Tool Provided by Central Virginia Regional MLS.



Fluvanna County

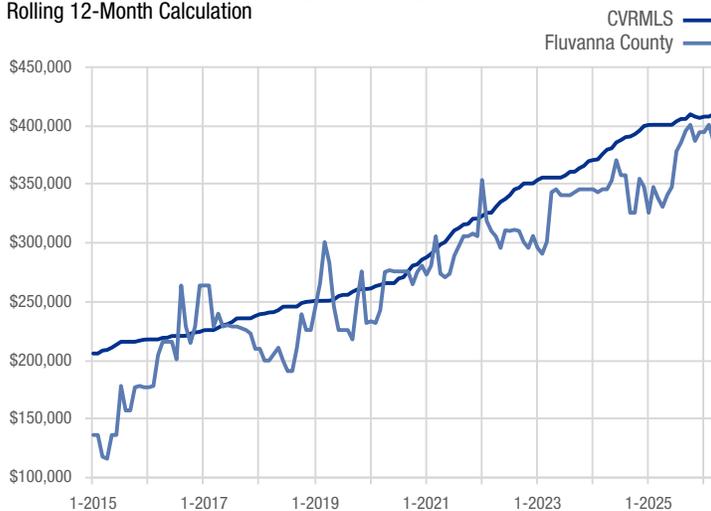
Single Family	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
Key Metrics						
New Listings	2	4	+ 100.0%	7	11	+ 57.1%
Pending Sales	6	4	- 33.3%	14	10	- 28.6%
Closed Sales	5	2	- 60.0%	12	4	- 66.7%
Days on Market Until Sale	43	34	- 20.9%	36	45	+ 25.0%
Median Sales Price*	\$570,000	\$292,500	- 48.7%	\$445,500	\$350,000	- 21.4%
Average Sales Price*	\$968,333	\$292,500	- 69.8%	\$682,650	\$431,000	- 36.9%
Percent of Original List Price Received*	98.6%	91.8%	- 6.9%	94.6%	95.2%	+ 0.6%
Inventory of Homes for Sale	6	16	+ 166.7%	—	—	—
Months Supply of Inventory	1.9	5.5	+ 189.5%	—	—	—

Condo/Town	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% 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	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	24	—	—	24	—	—
Median Sales Price*	\$293,288	—	—	\$293,288	—	—
Average Sales Price*	\$293,288	—	—	\$293,288	—	—
Percent of Original List Price Received*	97.8%	—	—	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.

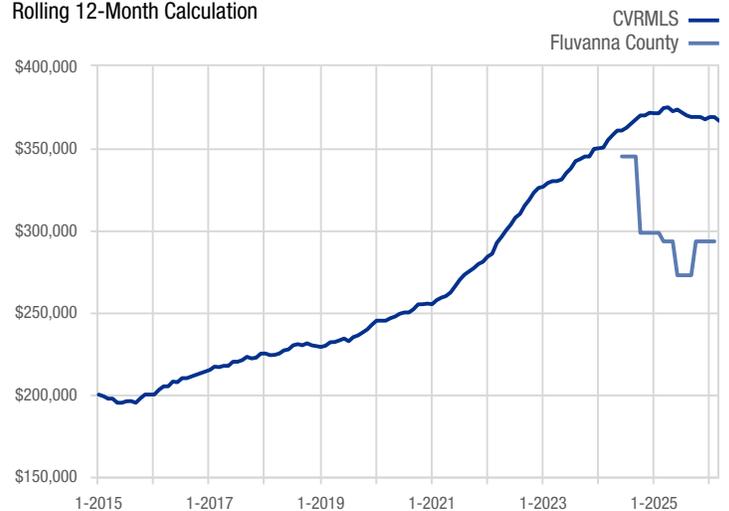
Median Sales Price - Single-Family

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.