Local Market Update – October 2025A Research Tool Provided by Central Virginia Regional MLS.

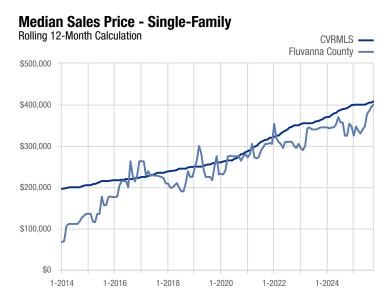


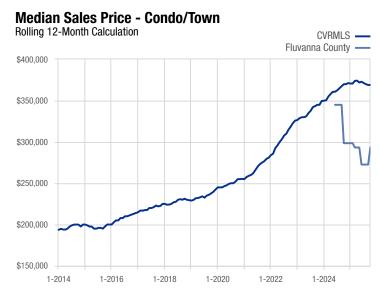
Fluvanna County

Single Family	October			Year to Date			
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change	
New Listings	4	7	+ 75.0%	36	42	+ 16.7%	
Pending Sales	2	1	- 50.0%	27	22	- 18.5%	
Closed Sales	1	1	0.0%	25	20	- 20.0%	
Days on Market Until Sale	64	17	- 73.4%	57	19	- 66.7%	
Median Sales Price*	\$242,000	\$500,000	+ 106.6%	\$325,000	\$407,500	+ 25.4%	
Average Sales Price*	\$242,000	\$500,000	+ 106.6%	\$391,975	\$499,720	+ 27.5%	
Percent of Original List Price Received*	88.4%	95.2%	+ 7.7%	99.9%	96.9%	- 3.0%	
Inventory of Homes for Sale	8	16	+ 100.0%		_	_	
Months Supply of Inventory	3.1	7.0	+ 125.8%			_	

Condo/Town	October			Year to Date			
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change	
New Listings	0	0	0.0%	2	1	- 50.0%	
Pending Sales	0	0	0.0%	2	1	- 50.0%	
Closed Sales	1	0	- 100.0%	2	1	- 50.0%	
Days on Market Until Sale	5	_		8	24	+ 200.0%	
Median Sales Price*	\$252,000			\$298,500	\$293,288	- 1.7%	
Average Sales Price*	\$252,000	_		\$298,500	\$293,288	- 1.7%	
Percent of Original List Price Received*	100.8%			100.3%	97.8%	- 2.5%	
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.





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.