

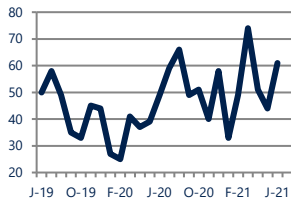


Focus On: Fluvanna County Housing Market

June 2021

**Units Sold**

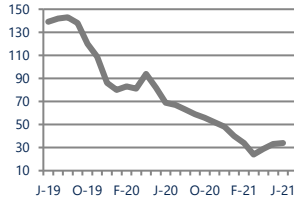
61



Up 24%  
Vs. Year Ago

**Active Inventory**

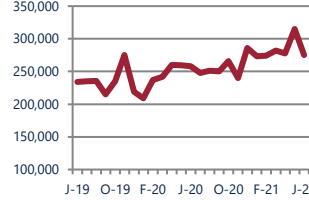
34



Down -51%  
Vs. Year Ago

**Median Sale Price**

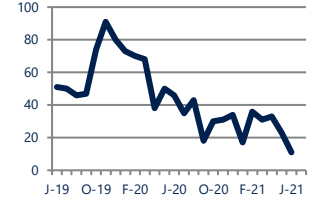
\$275,000



Up 7%  
Vs. Year Ago

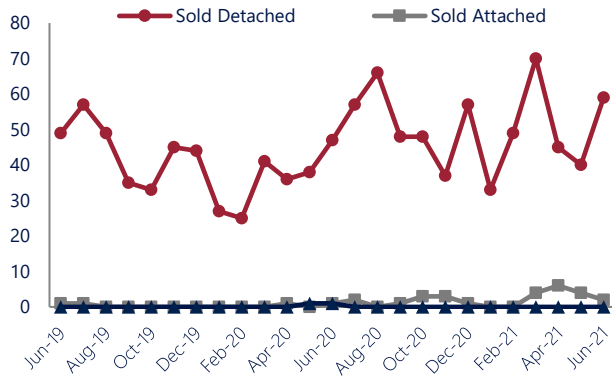
**Days On Market**

11



Down -76%  
Vs. Year Ago

**Units Sold\***



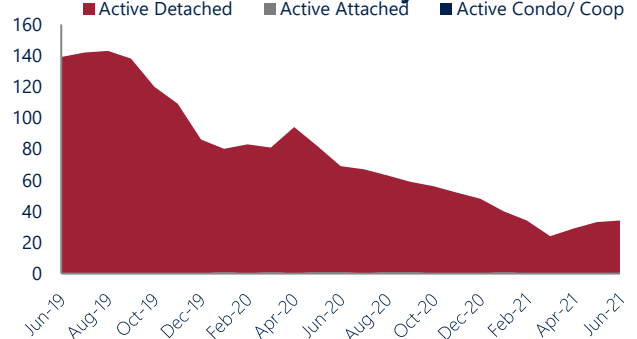
**Units Sold**

There was an increase in total units sold in June, with 61 sold this month in Fluvanna County. This month's total units sold was higher than at this time last year.

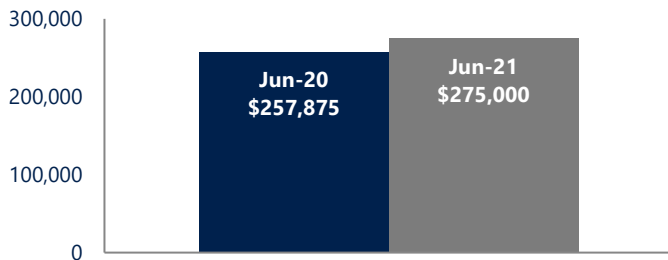
**Active Inventory**

Versus last year, the total number of homes available this month is lower by 35 units or 51%. The total number of active inventory this June was 34 compared to 69 in June 2020. This month's total of 34 is higher than the previous month's total supply of available inventory of 33, an increase of 3%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last June, the median sale price for Fluvanna County Homes was \$257,875. This June, the median sale price was \$275,000, an increase of 7% or \$17,125 compared to last year. The current median sold price is 13% lower than in May.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.



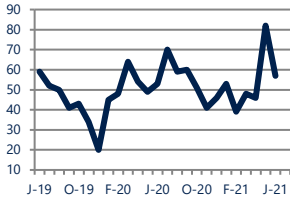
\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by CGAHR and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of CGAHR or Long & Foster Real Estate, Inc.





### New Listings

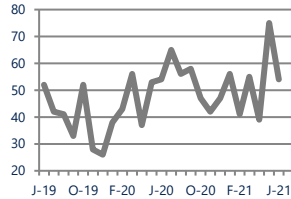
57



**Up 8%**  
Vs. Year Ago

### Current Contracts

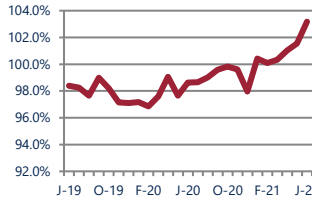
54



**No Change**  
Vs. Year Ago

### Sold Vs. List Price

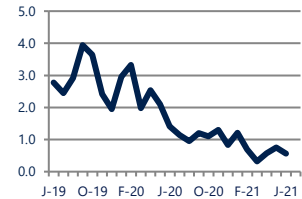
103.2%



**Up 4.6%**  
Vs. Year Ago

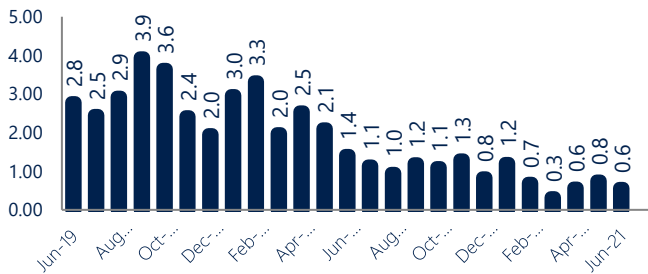
### Months of Supply

0.6



**Down -60%**  
Vs. Year Ago

### Months Of Supply



### New Listings & Current Contracts

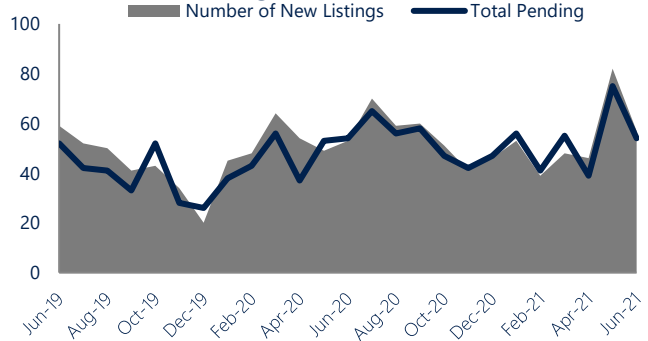
This month there were 57 homes newly listed for sale in Fluvanna County compared to 53 in June 2020, an increase of 8%. There were 54 current contracts pending sale this June, consistent with the volume a year ago. The number of current contracts is 28% lower than last month.

### Months of Supply

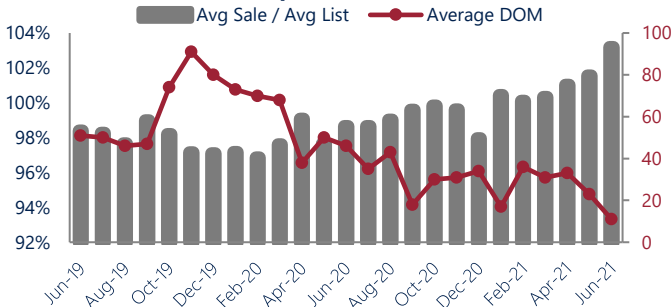
In June, there was 0.6 months of supply available in Fluvanna County, compared to 1.4 in June 2020. That is a decrease of 60% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In June, the average sale price in Fluvanna County was 103.2% of the average list price, which is 4.5% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 11, lower than the average last year, which was 46, a decrease of 76%.



\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

Information included in this report is based on data supplied by CGAHR and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of CGAHR or Long & Foster Real Estate, Inc.

