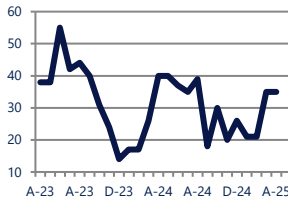


# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **FLUVANNA COUNTY HOUSING MARKET**

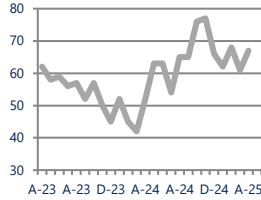
APRIL 2025

## Units Sold 35



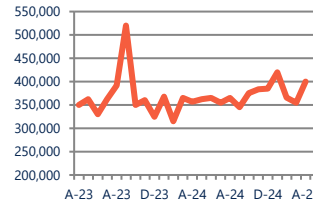
**Down -13%**  
Vs. Year Ago

## Active Inventory 67



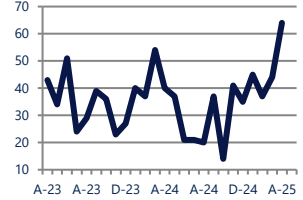
**Up 29%**  
Vs. Year Ago

## Median Sale Price \$399,999



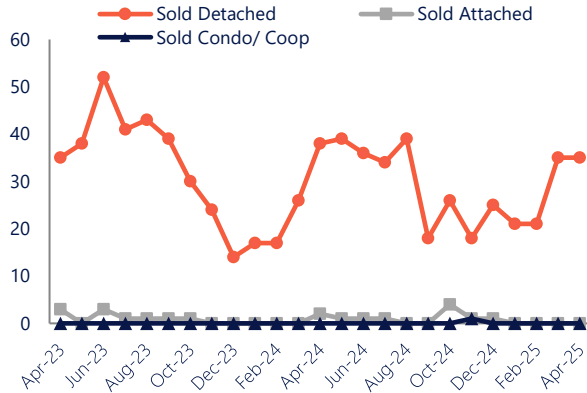
**Up 12%**  
Vs. Year Ago

## Days On Market 64



**Up**  
Vs. Year Ago

### Units Sold\*



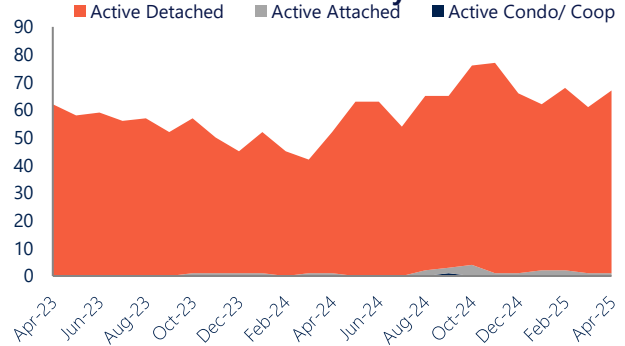
### Units Sold

The number of units sold remained stable in April, with 35 sold this month in Fluvanna County. This month's total units sold was lower than at this time last year, a decrease of 13% versus April 2024.

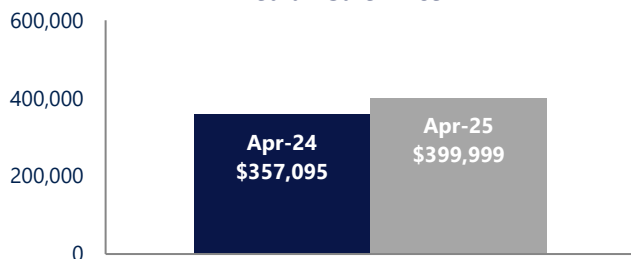
### Active Inventory

Versus last year, the total number of homes available this month is higher by 15 units or 29%. The total number of active inventory this April was 67 compared to 52 in April 2024. This month's total of 67 is higher than the previous month's total supply of available inventory of 61, an increase of 10%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last April, the median sale price for Fluvanna County Homes was \$357,095. This April, the median sale price was \$399,999, an increase of 12% or \$42,904 compared to last year. The current median sold price is 13% higher than in March.

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

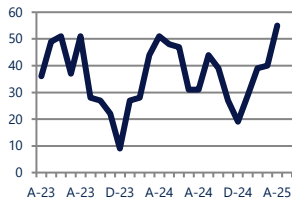
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **FLUVANNA COUNTY HOUSING MARKET**

APRIL 2025

## New Listings

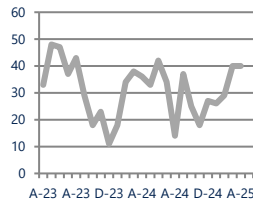
55



Up 8%  
Vs. Year Ago

## Current Contracts

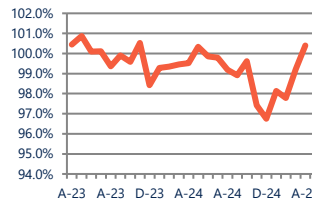
40



Up 11%  
Vs. Year Ago

## Sold Vs. List Price

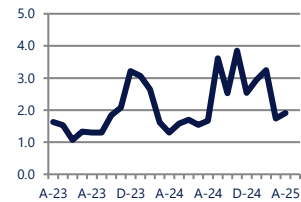
100.4%



Up 0.9%  
Vs. Year Ago

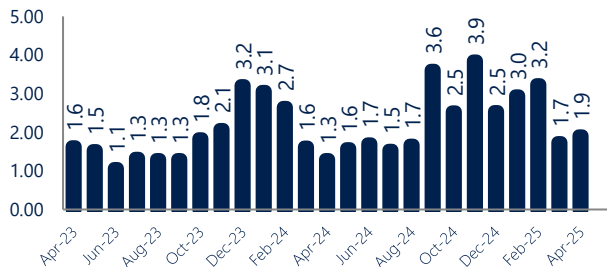
## Months of Supply

1.9



Up 47%  
Vs. Year Ago

## Months Of Supply



## Months of Supply

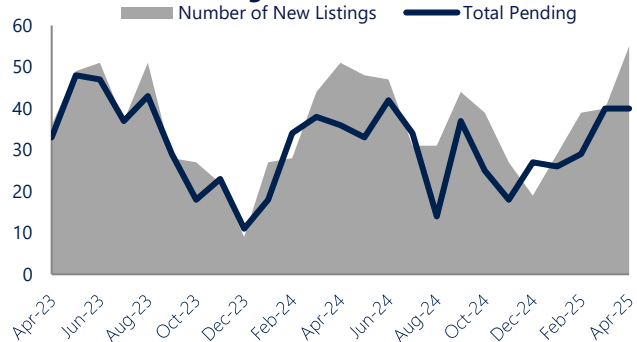
In April, there was 1.9 months of supply available in Fluvanna County, compared to 1.3 in April 2024. That is an increase of 47% versus a year ago.

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.

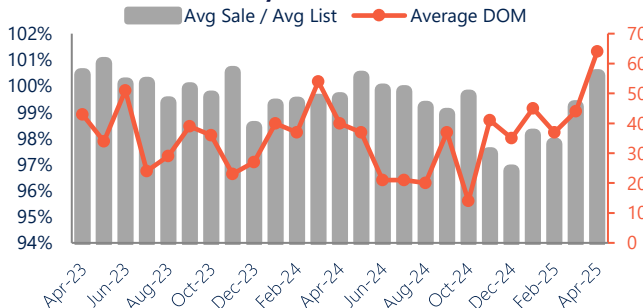
## New Listings & Current Contracts

This month there were 55 homes newly listed for sale in Fluvanna County compared to 51 in April 2024, an increase of 8%. There were 40 current contracts pending sale this April compared to 36 a year ago. The number of current contracts remained stable as compared to last April.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In April, the average sale price in Fluvanna County was 100.4% of the average list price, which is 0.9% higher than at this time last year.

## Days On Market

This month, the average number of days on market was 64, higher than the average last year, which was 40. This increase was impacted by the limited number of sales.