



Local Snapshot – *Fluvanna County*

Sales: Sluggish sales activity continues in Fluvanna County. There were 147 sales in the County during the 2nd quarter, which is 23 fewer than the 2nd quarter of 2018, a 14% decline. Sales have been trending down in the County since fall of last year.

Median Sales Price: Home prices rose in Fluvanna County in the 2nd quarter, after declining at the beginning of the year. The median sales price in the County in the 2nd quarter was \$230,000, which is \$8,000 higher than this time last year, representing a 4% gain.

Sold Volume: The total sold volume in Fluvanna continues to fall, a trend that has now reached 4 consecutive quarters. There was approximately \$36.5 million in sold volume in the 2nd quarter in the County, down more than \$4 million from last year, an 11% drop.

Days on Market: On average, homes sold in 60 days in Fluvanna County in the 2nd quarter, which is up 11 days from a year ago. This metric has been trending up in the County since the end of 2018 after declining for much of the previous three years.

Inventory: There were 189 active listings in Fluvanna County at the end of the 2nd quarter, up 3% from this time last year, an increase of 6 listings. This is the 2nd consecutive quarter of an increase in inventory in the County after more than 3 years of consistent declines.