

# CAAR CHARLOTTEVILLE AREA MARKET INDICATORS REPORT

CUSTOM REPORT PREPARED BY  
VIRGINIA REALTORS®

# CAAR Market Indicators Report



## Key Market Trends: February 2022

- CAAR housing market continues to moderate from last year's frenzied pace.** There were 240 home sales in the CAAR region in February, 41 fewer sales than last year, which is a 14.6% decrease in activity. This is the seventh drop in sales in the last eight months. This trend is likely to continue in the coming few months considering how busy the market was a year ago. The sharpest drop in sales this month was in Albemarle County, which had 23 fewer sales than last February (-21.5%). There were 14 fewer sales in Louisa County (-25.9%). Some local markets had an increase in sales activity compared to last February, including Charlottesville (+48.0%) and Nelson County (+30.4%).
- Pending sales have been slowing down in the CAAR area for nine straight months.** There were 372 pending sales in the CAAR region in February, down 12.3% from a year ago. The drop in pending sales this month occurred in Albemarle County (-29.2%) and Charlottesville (-26.8%). The other local markets in the area had more pending sales than last February; the sharpest growth was in Greene County (+52.4%) and Nelson County (+14.7%).
- Home prices are surging in the CAAR market even as sales activity slows.** The February median sales price in the CAAR footprint was \$400,000, a 23.1% jump from last year, a surge of nearly \$75,000. The strongest price growth this month was in Fluvanna County (+26.5%), Albemarle County (+25.0%), and Louisa County (+14.2%).
- Inventory continues to tighten in the area, but some local markets had an increase in new listings in February.** There were 406 active listings in the CAAR region at the end of February, 64 fewer listings than a year ago (-13.6%). There were 21 additional new listings in the footprint compared to a year ago. Most of the growth in new listings occurred in Green County (+72.4%) and Louisa County (+54.0%).



## CAAR Market Dashboard

YoY Chg	Feb-22	Indicator
▼ -14.6%	240	Sales
▼ -12.3%	372	Pending Sales
▲ 4.8%	454	New Listings
▲ 22.9%	\$399,450	Median List Price
▲ 23.1%	\$400,000	Median Sales Price
▲ 24.2%	\$237	Median Price Per Square Foot
▼ -3.3%	\$112.7	Sold Dollar Volume (in millions)
– 0.0%	100.0%	Median Sold/Ask Price Ratio
▼ -21.4%	34	Average Days on Market
▼ -13.6%	406	Active Listings
▼ -17.5%	0.9	Months of Supply
▲ 35.0%	54	New Construction Sales

### INTEREST RATE TRACKER



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## Consumers Should Consult with a REALTOR®.

Buying or selling real estate, for a majority of consumers, is one of the most important decisions they will make. Choosing a real estate professional continues to be a vital part of this process.

## Identify a Professional to Manage the Procedure.

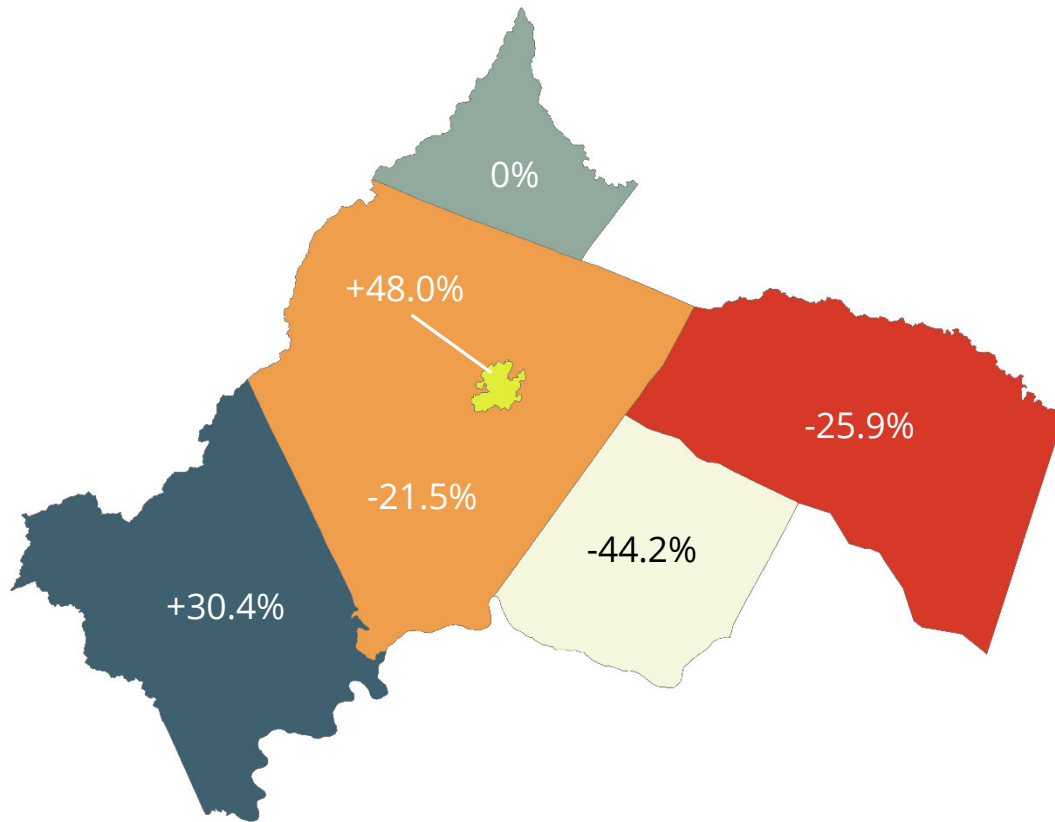
REALTORS® are well-informed about critical factors that affect your specific market area – such as changes in market conditions, consumer attitudes and interest rates.

## Are You Ready to Buy or Sell Real Estate?

Contact an experienced REALTOR®.



# Market Activity - CAAR Footprint



Jurisdiction	Total Sales		
	Feb-21	Feb-22	% Chg
Albemarle County	107	84	-21.5%
Charlottesville	25	37	48.0%
Fluvanna County	52	29	-44.2%
Greene County	20	20	0.0%
Louisa County	54	40	-25.9%
Nelson County	23	30	30.4%
<b>CAAR</b>	<b>281</b>	<b>240</b>	<b>-14.6%</b>

# Total Market Overview



Key Metrics	2-year Trends		Feb-21	Feb-22	YoY Chg	2021 YTD	2022 YTD	YoY Chg
	Feb-20	Feb-22						
Sales			281	<b>240</b>	-14.6%	609	<b>513</b>	-15.8%
Pending Sales			424	<b>372</b>	-12.3%	850	<b>679</b>	-20.1%
New Listings			433	<b>454</b>	4.8%	868	<b>777</b>	-10.5%
Median List Price			\$325,000	<b>\$399,450</b>	22.9%	\$345,000	<b>\$379,900</b>	10.1%
Median Sales Price			\$325,065	<b>\$400,000</b>	23.1%	\$345,000	<b>\$381,770</b>	10.7%
Median Price Per Square Foot			\$190	<b>\$237</b>	24.2%	\$191	<b>\$230</b>	20.5%
Sold Dollar Volume (in millions)			\$116.5	<b>\$112.7</b>	-3.3%	\$254.3	<b>\$244.6</b>	-3.8%
Median Sold/Ask Price Ratio			100.0%	<b>100.0%</b>	0.0%	100.0%	<b>100.0%</b>	0.0%
Average Days on Market			44	<b>34</b>	-21.4%	42	<b>33</b>	-22.1%
Active Listings			470	<b>406</b>	-13.6%	n/a	<b>n/a</b>	n/a
Months of Supply			1.1	<b>0.9</b>	-17.5%	n/a	<b>n/a</b>	n/a

Source: Virginia REALTORS®, data accessed March 15, 2022

# Single-Family Detached Market Overview



Key Metrics	2-year Trends		Feb-21	Feb-22	YoY Chg	2021 YTD	2022 YTD	YoY Chg
	Feb-20	Feb-22						
Sales			254	<b>216</b>	-15.0%	558	<b>470</b>	-15.8%
Pending Sales			380	<b>344</b>	-9.5%	765	<b>617</b>	-19.3%
New Listings			400	<b>412</b>	3.0%	797	<b>699</b>	-12.3%
Median List Price			\$349,450	<b>\$422,500</b>	20.9%	\$366,000	<b>\$394,950</b>	7.9%
Median Sales Price			\$348,450	<b>\$420,000</b>	20.5%	\$365,000	<b>\$397,450</b>	8.9%
Median Price Per Square Foot			\$192	<b>\$232</b>	21.1%	\$193	<b>\$229</b>	18.5%
Sold Dollar Volume (in millions)			\$110.9	<b>\$105.9</b>	-4.5%	\$244.3	<b>\$232.6</b>	-4.8%
Median Sold/Ask Price Ratio			100.0%	<b>100.0%</b>	0.0%	100.0%	<b>100.0%</b>	0.0%
Average Days on Market			44	<b>36</b>	-17.3%	42	<b>34</b>	-17.9%
Active Listings			438	<b>377</b>	-13.9%	n/a	<b>n/a</b>	n/a
Months of Supply			1.2	<b>1.0</b>	-17.1%	n/a	<b>n/a</b>	n/a

Source: Virginia REALTORS®, data accessed March 15, 2022

# Townhome & Condo Market Overview

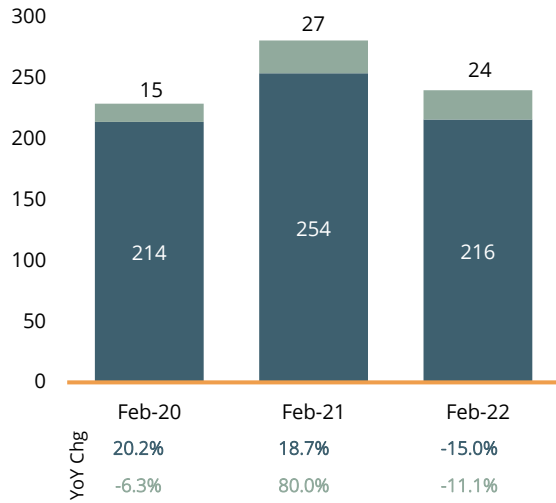


Key Metrics	2-year Trends		Feb-21	Feb-22	YoY Chg	2021 YTD	2022 YTD	YoY Chg
	Feb-20	Feb-22						
Sales			27	<b>24</b>	-11.1%	51	<b>43</b>	-15.7%
Pending Sales			44	<b>28</b>	-36.4%	85	<b>62</b>	-27.1%
New Listings			33	<b>42</b>	27.3%	71	<b>78</b>	9.9%
Median List Price			\$179,900	<b>\$232,500</b>	29.2%	\$179,000	<b>\$225,000</b>	25.7%
Median Sales Price			\$179,900	<b>\$238,500</b>	32.6%	\$173,000	<b>\$236,000</b>	36.4%
Median Price Per Square Foot			\$176	<b>\$247</b>	40.8%	\$172	<b>\$241</b>	39.7%
Sold Dollar Volume (in millions)			\$5.7	<b>\$6.8</b>	19.7%	\$10.1	<b>\$12.0</b>	19.4%
Median Sold/Ask Price Ratio			100.0%	<b>101.1%</b>	1.1%	97.6%	<b>100.0%</b>	2.4%
Average Days on Market			46	<b>20</b>	-56.0%	47	<b>18</b>	-62.3%
Active Listings			32	<b>29</b>	-9.4%	n/a	<b>n/a</b>	n/a
Months of Supply			1.0	<b>0.8</b>	-21.7%	n/a	<b>n/a</b>	n/a

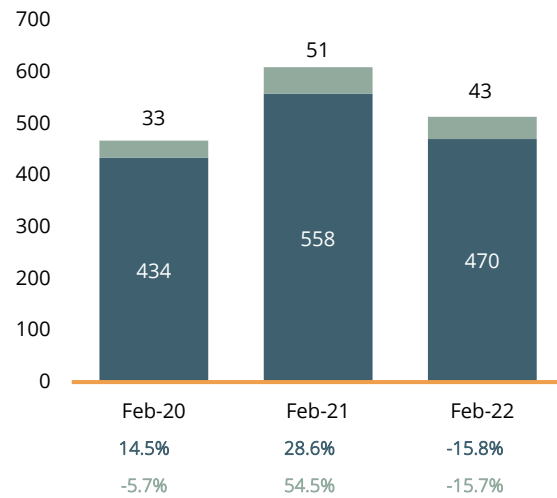
# Sales



## February

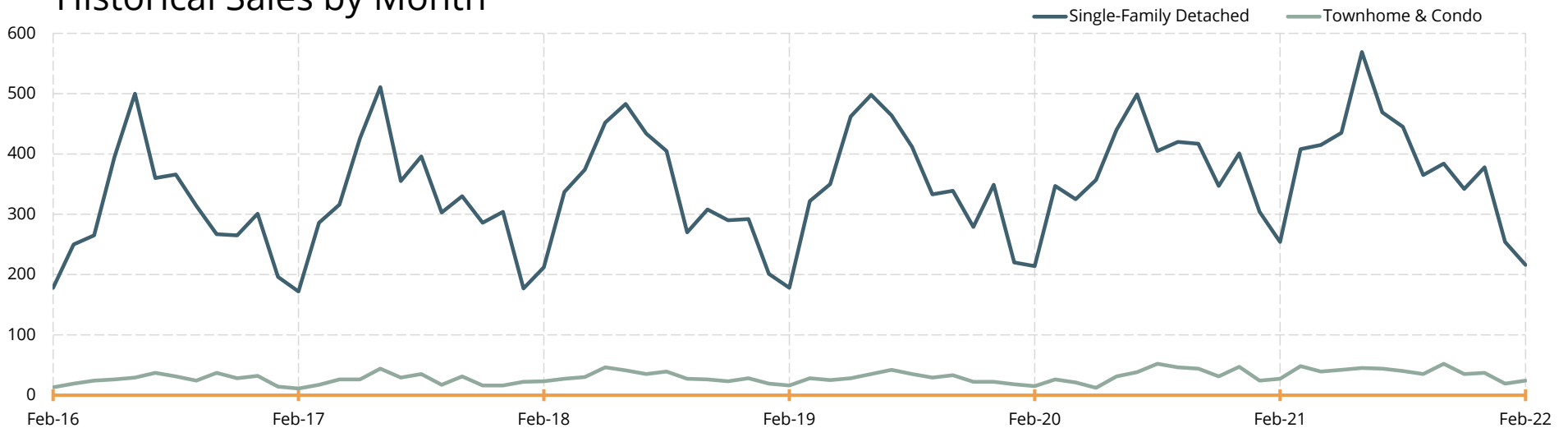


## YTD



Month	Single-Family		Townhomes & Condos	
	Detached	YoY Chg	Condos	YoY Chg
Mar-21	408	17.6%	48	84.6%
Apr-21	415	27.7%	39	85.7%
May-21	435	21.8%	42	250.0%
Jun-21	569	29.3%	45	45.2%
Jul-21	469	-6.0%	44	15.8%
Aug-21	445	9.9%	40	-23.1%
Sep-21	365	-13.1%	35	-23.9%
Oct-21	384	-7.9%	52	18.2%
Nov-21	342	-1.4%	35	12.9%
Dec-21	378	-5.7%	37	-21.3%
Jan-22	254	-16.4%	19	-20.8%
Feb-22	216	-15.0%	24	-11.1%
12-month Avg	390	3.6%	38	15.3%

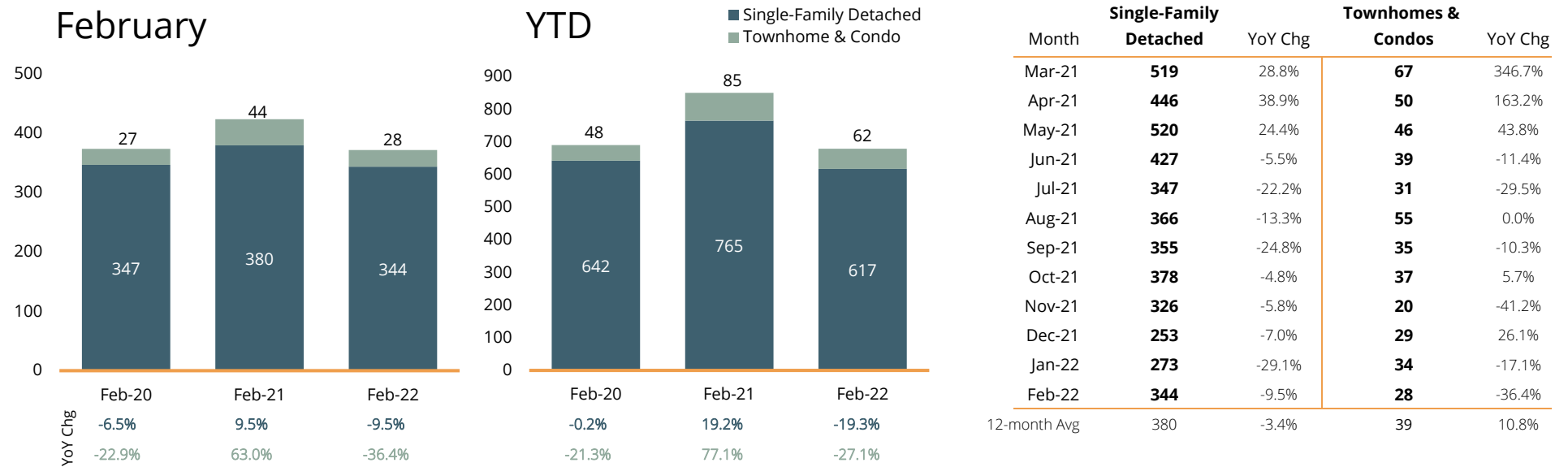
## Historical Sales by Month



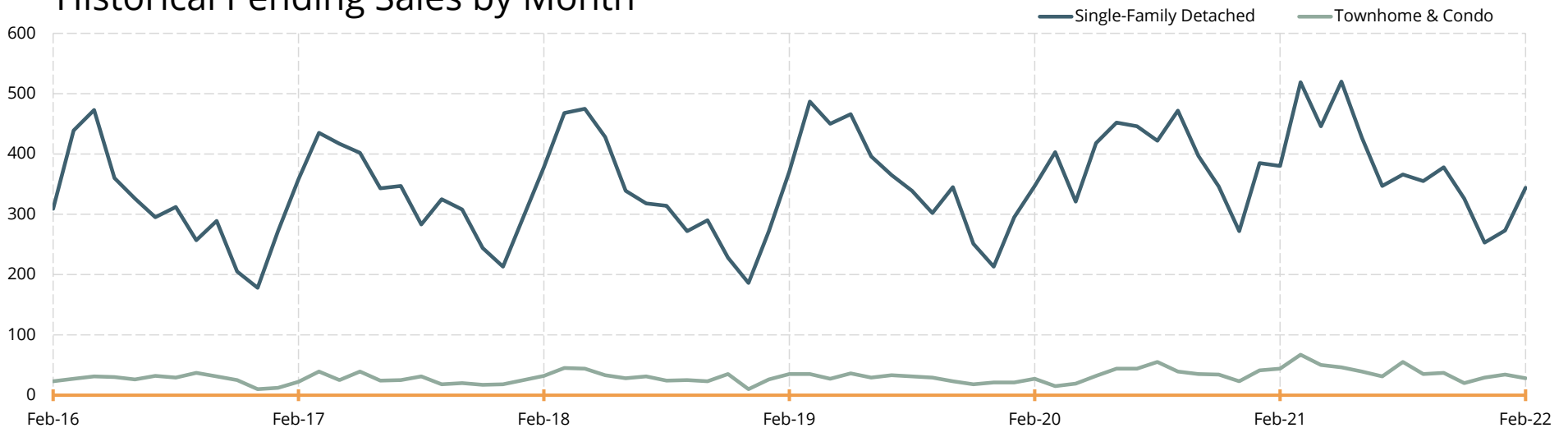
Source: Virginia REALTORS®, data accessed March 15, 2022



# Pending Sales

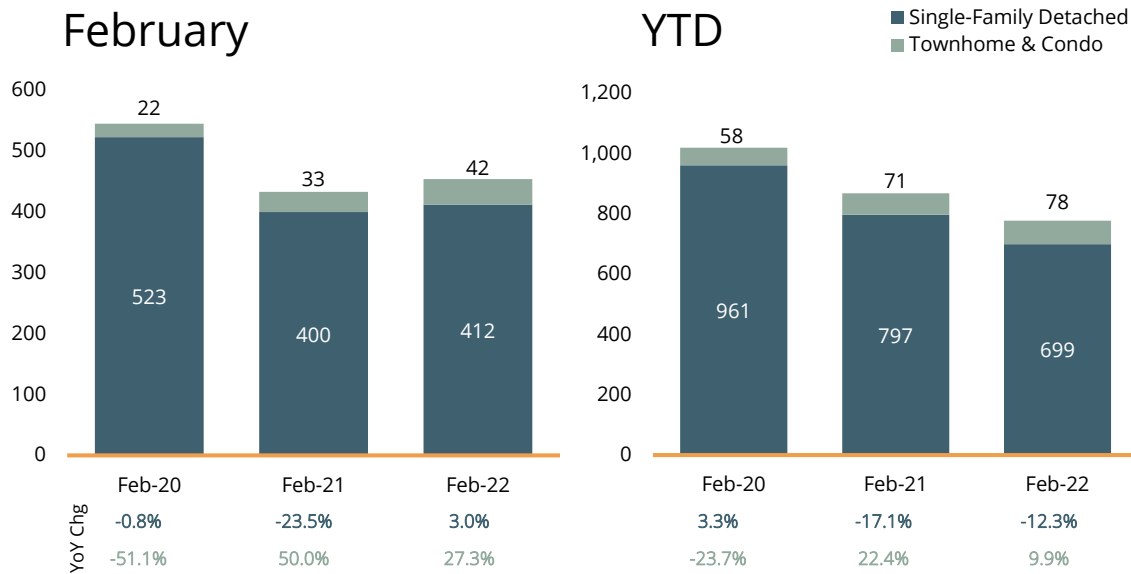


## Historical Pending Sales by Month



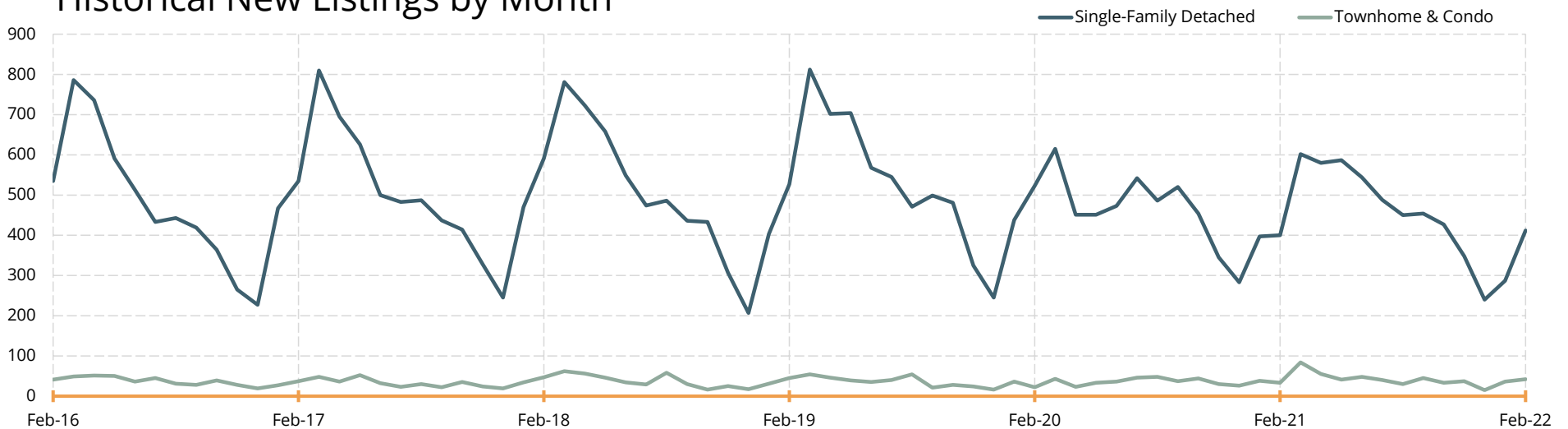
Source: Virginia REALTORS®, data accessed March 15, 2022

# New Listings

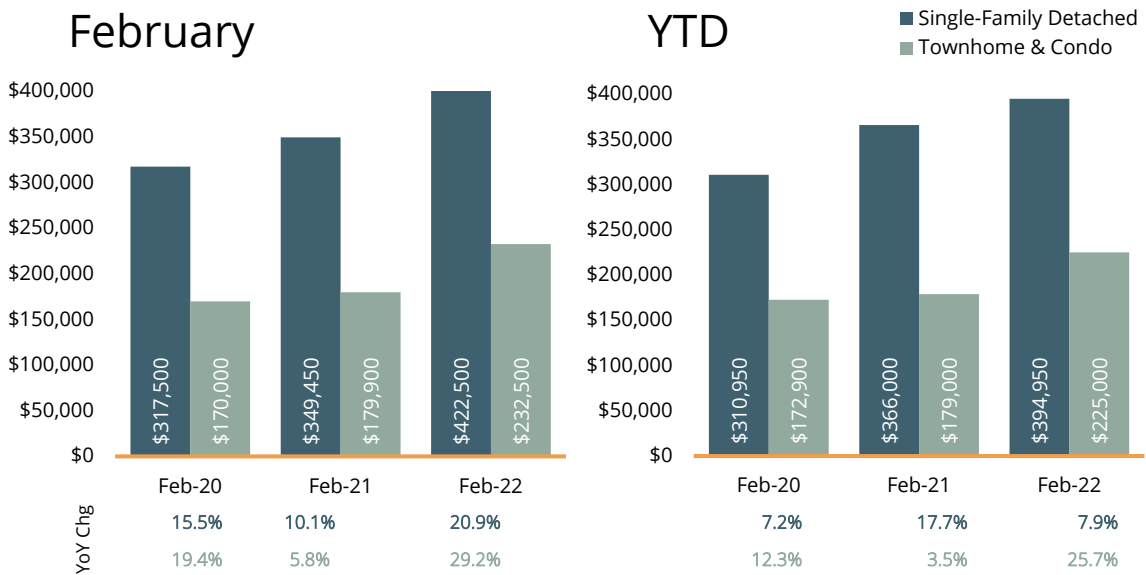


Month	Single-Family		Townhomes & Condos	
	Detached	YoY Chg	Condos	YoY Chg
Mar-21	602	-2.1%	84	95.3%
Apr-21	580	28.6%	55	139.1%
May-21	587	30.2%	41	24.2%
Jun-21	544	15.0%	48	33.3%
Jul-21	488	-10.0%	40	-13.0%
Aug-21	450	-7.4%	30	-37.5%
Sep-21	454	-12.7%	45	21.6%
Oct-21	427	-5.9%	33	-25.0%
Nov-21	348	0.9%	37	23.3%
Dec-21	240	-15.2%	15	-42.3%
Jan-22	287	-27.7%	36	-5.3%
Feb-22	412	3.0%	42	27.3%
12-month Avg	452	0.0%	42	15.8%

## Historical New Listings by Month

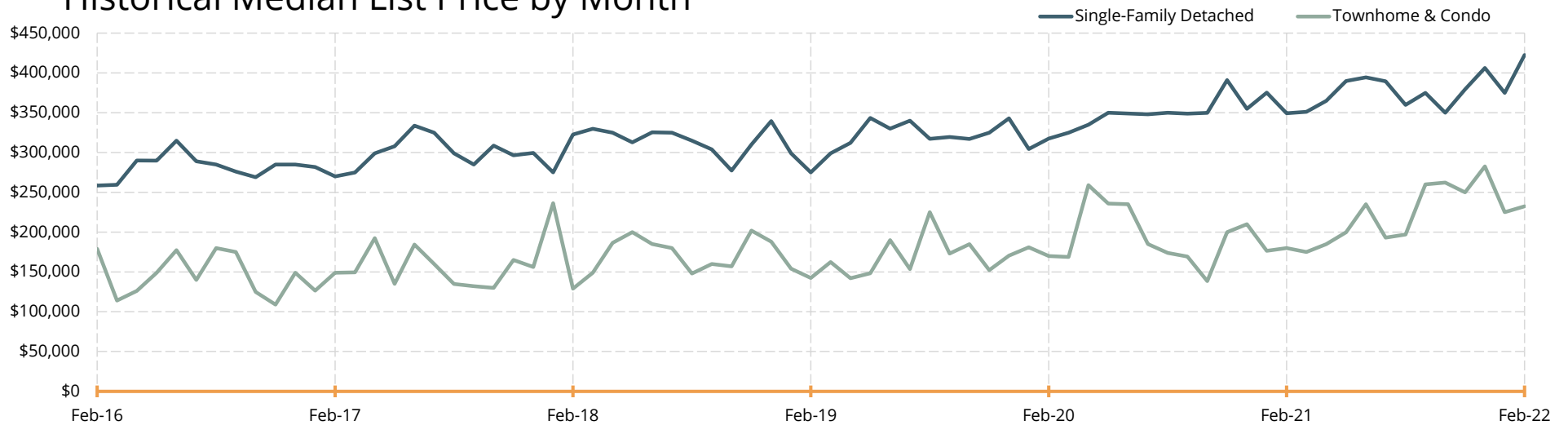


# Median List Price

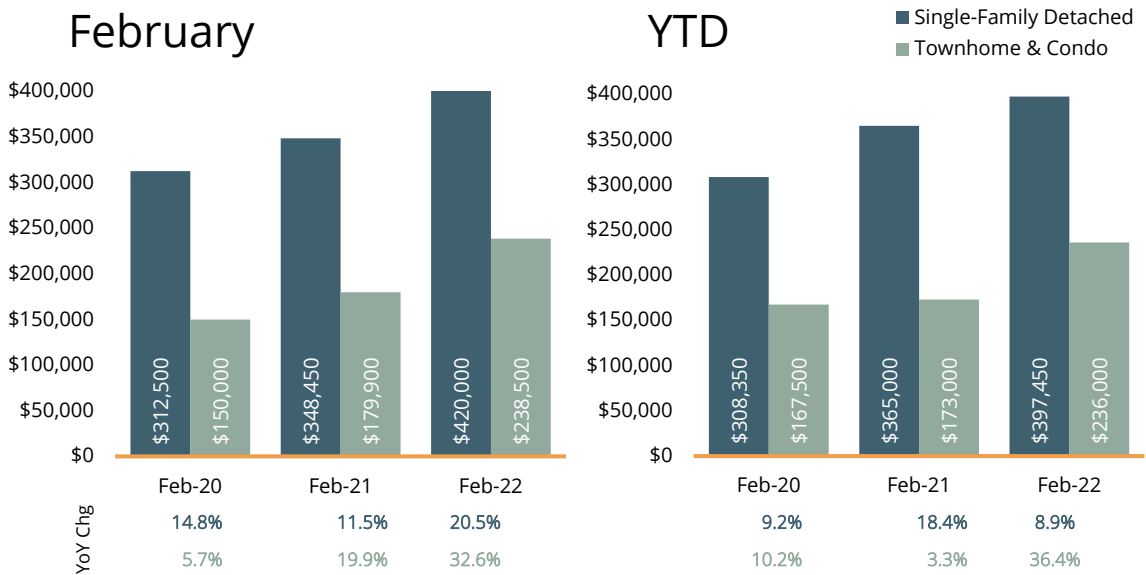


Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Mar-21	\$351,135	8.0%	\$175,000	3.7%
Apr-21	\$365,000	9.0%	\$184,900	-28.6%
May-21	\$389,900	11.4%	\$199,825	-15.3%
Jun-21	\$394,400	13.0%	\$235,000	0.0%
Jul-21	\$389,502	11.9%	\$193,000	4.3%
Aug-21	\$359,900	2.8%	\$197,000	13.3%
Sep-21	\$375,000	7.5%	\$260,000	53.6%
Oct-21	\$350,000	0.0%	\$262,250	89.4%
Nov-21	\$379,450	-3.0%	\$250,000	25.1%
Dec-21	\$406,293	14.4%	\$282,668	34.6%
Jan-22	\$375,000	-0.1%	\$225,000	27.5%
Feb-22	\$422,500	20.9%	\$232,500	29.2%
12-month Avg	\$379,840	7.8%	\$224,762	15.7%

## Historical Median List Price by Month

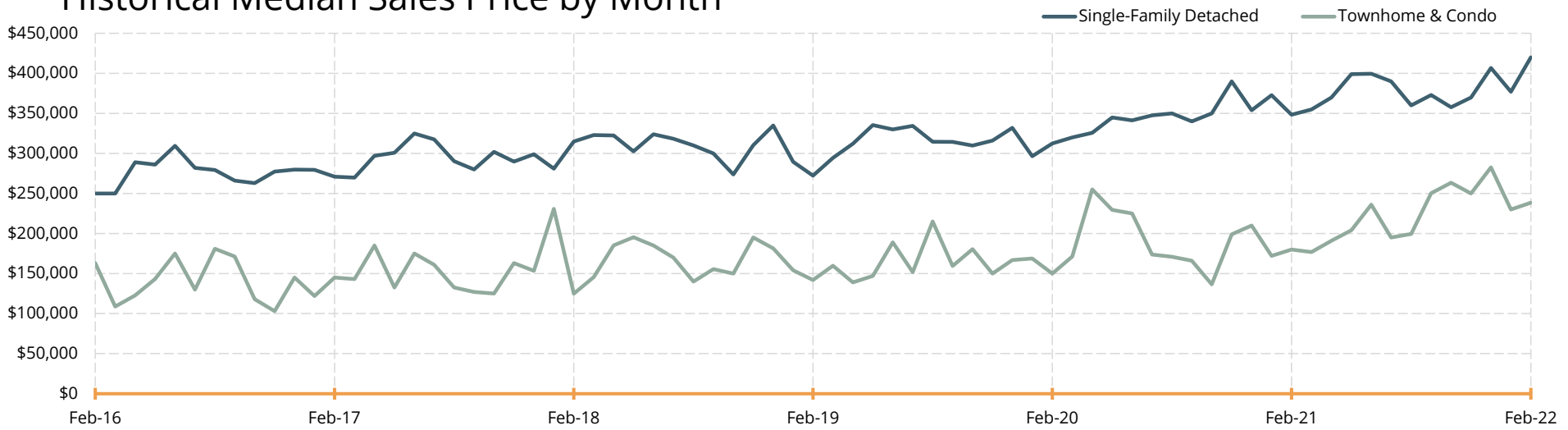


# Median Sales Price



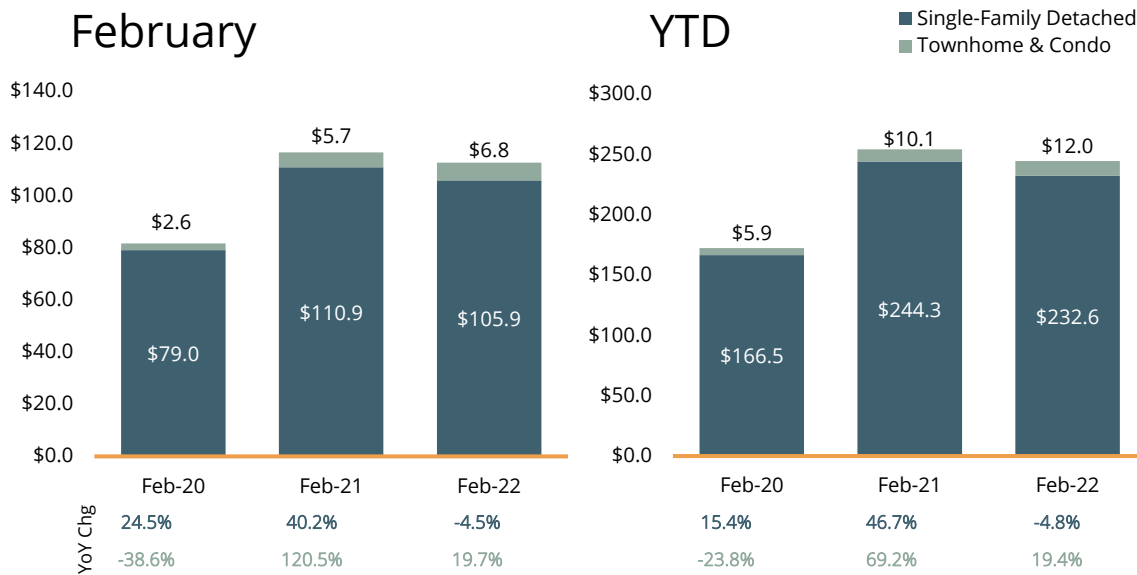
Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Mar-21	<b>\$355,000</b>	10.9%	<b>\$176,860</b>	3.3%
Apr-21	<b>\$369,900</b>	13.6%	<b>\$191,000</b>	-25.1%
May-21	<b>\$399,000</b>	15.7%	<b>\$204,000</b>	-11.1%
Jun-21	<b>\$399,500</b>	17.1%	<b>\$236,000</b>	4.9%
Jul-21	<b>\$390,000</b>	12.2%	<b>\$195,000</b>	12.2%
Aug-21	<b>\$360,000</b>	2.9%	<b>\$199,500</b>	16.7%
Sep-21	<b>\$373,000</b>	9.7%	<b>\$250,275</b>	50.8%
Oct-21	<b>\$357,725</b>	2.2%	<b>\$263,500</b>	93.0%
Nov-21	<b>\$369,950</b>	-5.1%	<b>\$250,000</b>	25.6%
Dec-21	<b>\$406,793</b>	14.9%	<b>\$282,668</b>	34.6%
Jan-22	<b>\$377,155</b>	1.1%	<b>\$230,000</b>	33.7%
Feb-22	<b>\$420,000</b>	20.5%	<b>\$238,500</b>	32.6%
12-month Avg	\$381,502	9.4%	\$226,442	18.7%

## Historical Median Sales Price by Month



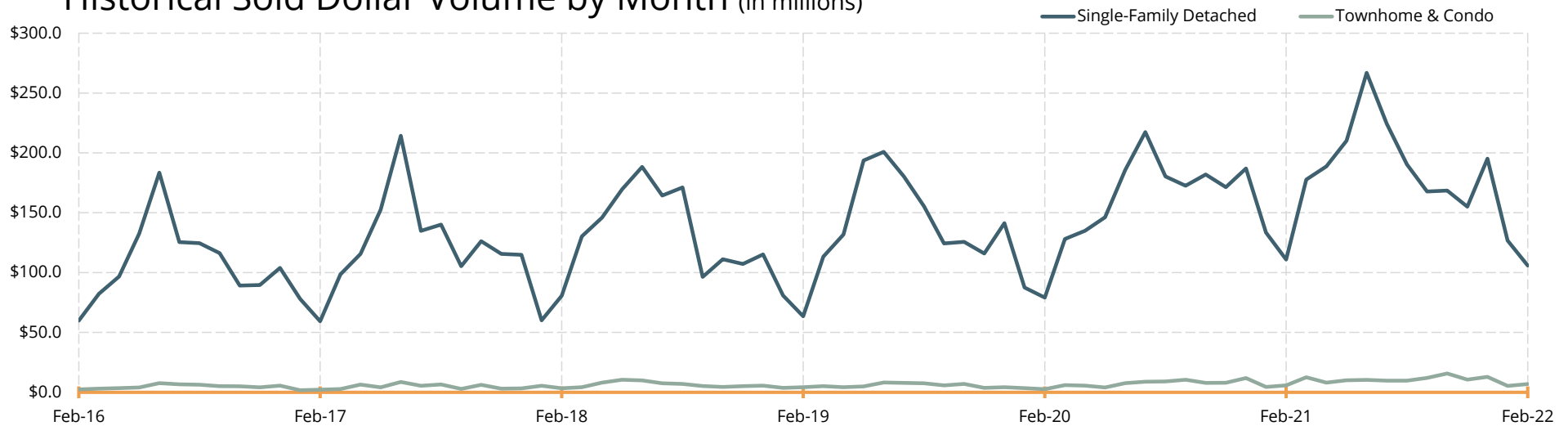
Source: Virginia REALTORS®, data accessed March 15, 2022

# Sold Dollar Volume (in millions)

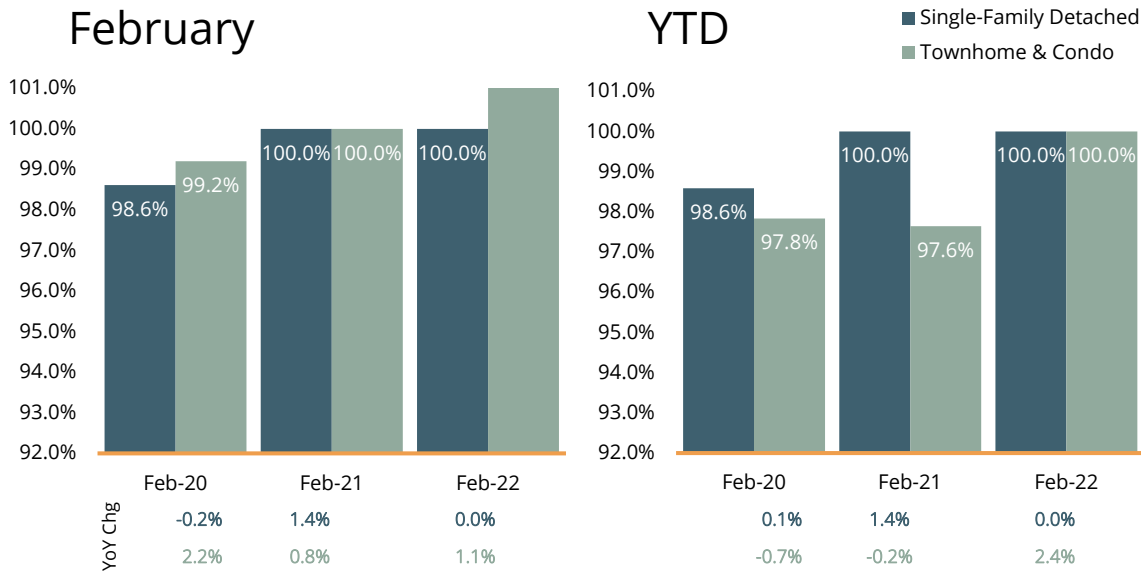


Month	Single-Family		Townhomes & Condos	
	Detached	YoY Chg	Condos	YoY Chg
Mar-21	\$177.7	38.8%	\$12.5	110.1%
Apr-21	\$188.7	39.8%	\$8.0	45.1%
May-21	\$210.2	43.7%	\$10.0	155.8%
Jun-21	\$266.8	43.7%	\$10.3	35.1%
Jul-21	\$224.2	3.1%	\$9.6	9.4%
Aug-21	\$190.4	5.6%	\$9.7	7.2%
Sep-21	\$167.8	-2.8%	\$11.9	14.3%
Oct-21	\$168.6	-7.3%	\$15.7	102.4%
Nov-21	\$155.1	-9.5%	\$10.5	32.7%
Dec-21	\$195.2	4.4%	\$12.8	8.7%
Jan-22	\$126.7	-5.0%	\$5.2	19.0%
Feb-22	\$105.9	-4.5%	\$6.8	19.7%
12-month Avg	\$181.4	11.7%	\$10.3	38.6%

## Historical Sold Dollar Volume by Month (in millions)

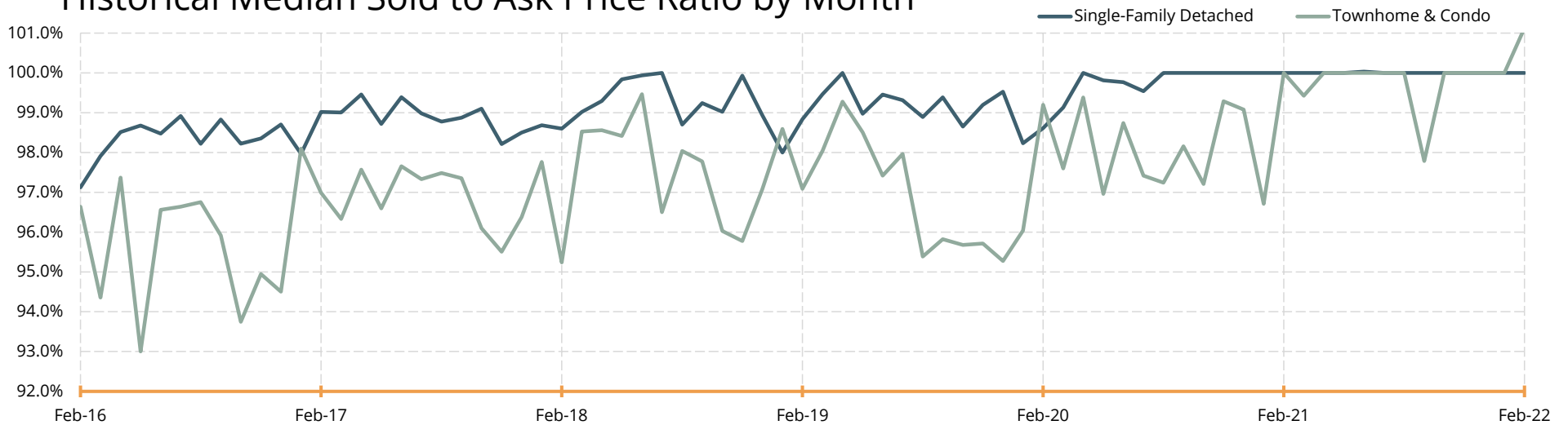


# Median Sold to Ask Price Ratio

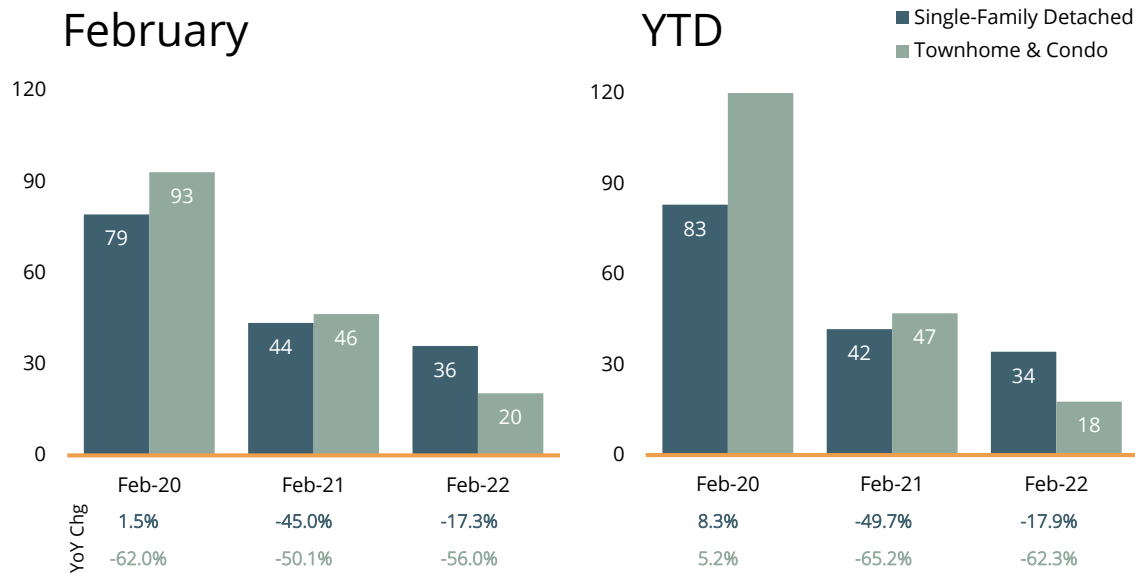


Month	Single-Family Detached		Townhomes & Condos	
	YoY Chg	YoY Chg	YoY Chg	YoY Chg
Mar-21	100.0%	0.9%	99.4%	1.9%
Apr-21	100.0%	0.0%	100.0%	0.6%
May-21	100.0%	0.2%	100.0%	3.1%
Jun-21	100.0%	0.3%	100.0%	1.3%
Jul-21	100.0%	0.5%	100.0%	2.6%
Aug-21	100.0%	0.0%	100.0%	2.8%
Sep-21	100.0%	0.0%	97.8%	-0.4%
Oct-21	100.0%	0.0%	100.0%	2.9%
Nov-21	100.0%	0.0%	100.0%	0.7%
Dec-21	100.0%	0.0%	100.0%	0.9%
Jan-22	100.0%	0.0%	100.0%	3.4%
Feb-22	100.0%	0.0%	101.1%	1.1%
12-month Avg	100.0%	0.1%	99.9%	1.7%

## Historical Median Sold to Ask Price Ratio by Month

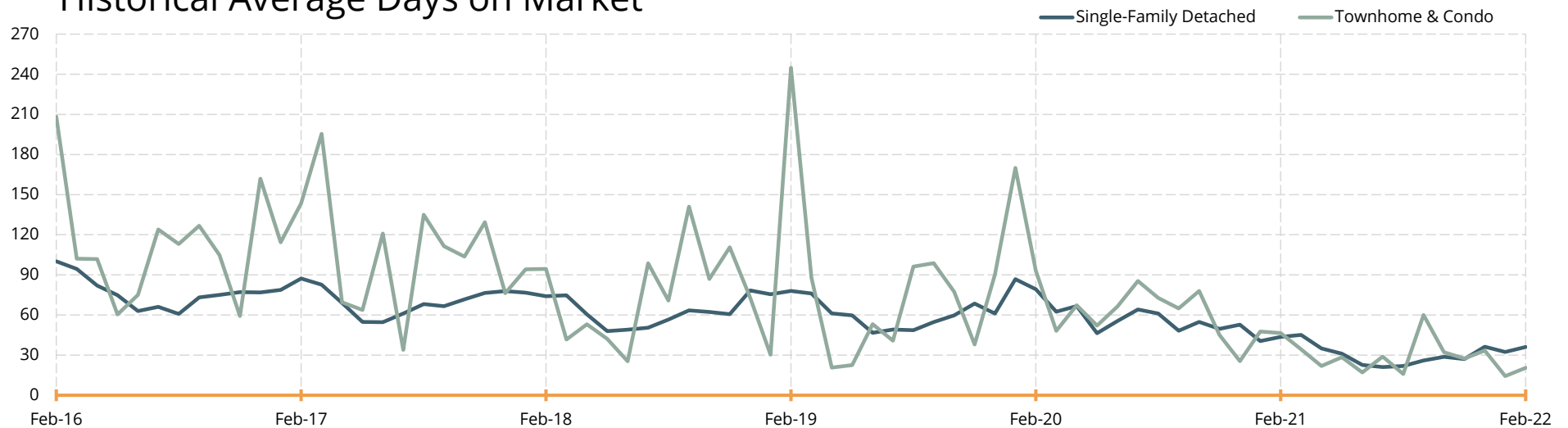


# Average Days on Market



Month	Single-Family Detached		Townhomes & Condos	
	Count	YoY Chg	Count	YoY Chg
Mar-21	45	-27.8%	34	-28.9%
Apr-21	35	-47.5%	22	-67.6%
May-21	31	-32.9%	28	-45.4%
Jun-21	23	-59.3%	17	-74.4%
Jul-21	21	-67.2%	29	-66.2%
Aug-21	22	-64.3%	16	-78.2%
Sep-21	26	-46.2%	60	-7.7%
Oct-21	29	-47.6%	32	-58.7%
Nov-21	27	-45.5%	27	-39.1%
Dec-21	36	-31.3%	33	31.1%
Jan-22	32	-20.1%	14	-70.0%
Feb-22	36	-17.3%	20	-56.0%
12-month Avg	30	-43.8%	28	-52.3%

## Historical Average Days on Market

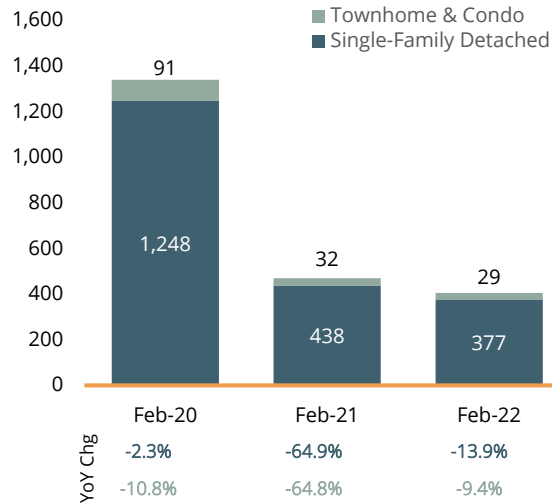


Source: Virginia REALTORS®, data accessed March 15, 2022

# Active Listings

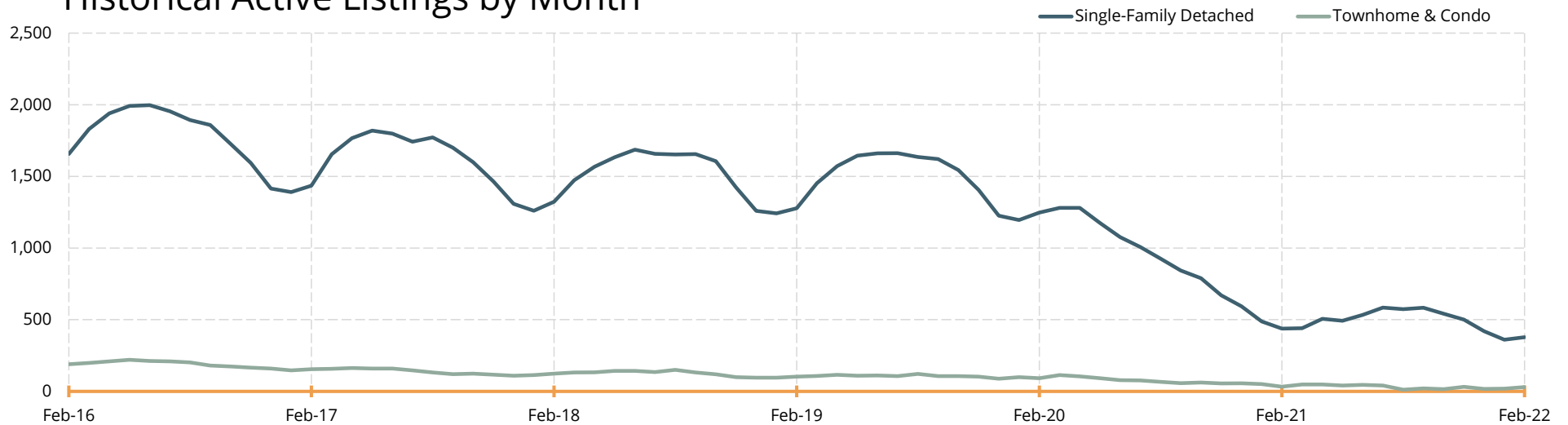


## February



Month	Single-Family		Townhomes & Condos	
	Detached	YoY Chg	Condos	YoY Chg
Mar-21	440	-65.6%	48	-57.5%
Apr-21	506	-60.5%	48	-53.8%
May-21	492	-58.1%	40	-56.0%
Jun-21	533	-50.5%	45	-42.3%
Jul-21	584	-42.0%	40	-47.4%
Aug-21	573	-38.1%	12	-81.8%
Sep-21	583	-30.8%	20	-64.9%
Oct-21	541	-31.4%	15	-75.4%
Nov-21	500	-25.4%	31	-43.6%
Dec-21	419	-29.3%	17	-69.6%
Jan-22	360	-26.2%	18	-64.0%
Feb-22	377	-13.9%	29	-9.4%
12-month Avg	492	-44.1%	30	-56.7%

## Historical Active Listings by Month

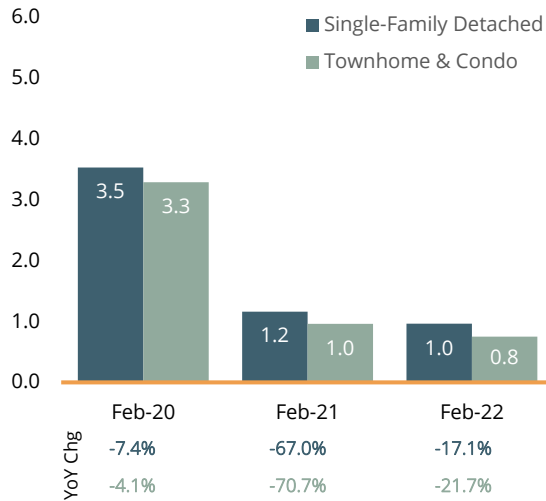




# Months of Supply

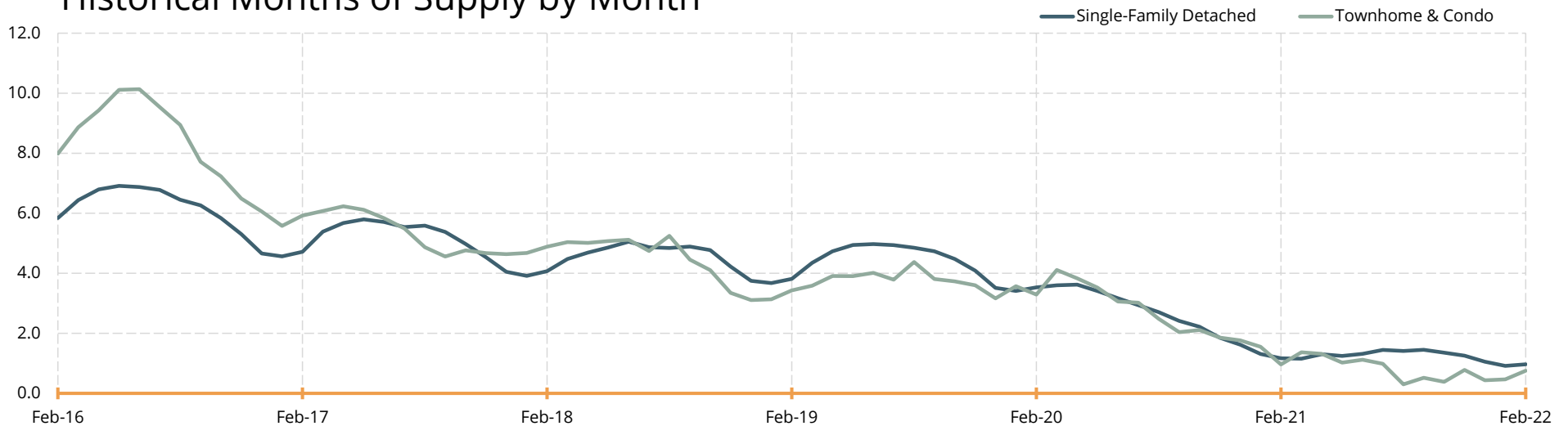


## February



Month	Single-Family		Townhomes & Condos	
	Detached	YoY Chg	Condos	YoY Chg
Mar-21	<b>1.2</b>	-68.0%	<b>1.4</b>	-66.7%
Apr-21	<b>1.3</b>	-64.1%	<b>1.3</b>	-65.7%
May-21	<b>1.2</b>	-63.5%	<b>1.0</b>	-70.9%
Jun-21	<b>1.3</b>	-58.5%	<b>1.1</b>	-63.4%
Jul-21	<b>1.4</b>	-50.7%	<b>1.0</b>	-67.5%
Aug-21	<b>1.4</b>	-48.0%	<b>0.3</b>	-87.8%
Sep-21	<b>1.4</b>	-39.9%	<b>0.5</b>	-74.7%
Oct-21	<b>1.4</b>	-38.9%	<b>0.4</b>	-82.0%
Nov-21	<b>1.3</b>	-32.4%	<b>0.8</b>	-58.0%
Dec-21	<b>1.1</b>	-34.9%	<b>0.4</b>	-75.3%
Jan-22	<b>0.9</b>	-30.1%	<b>0.5</b>	-70.0%
Feb-22	<b>1.0</b>	-17.1%	<b>0.8</b>	-21.7%
12-month Avg	1.2	-50.5%	0.8	-68.9%

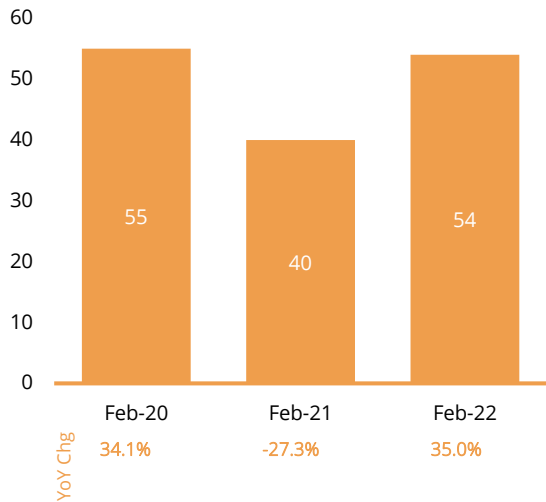
## Historical Months of Supply by Month



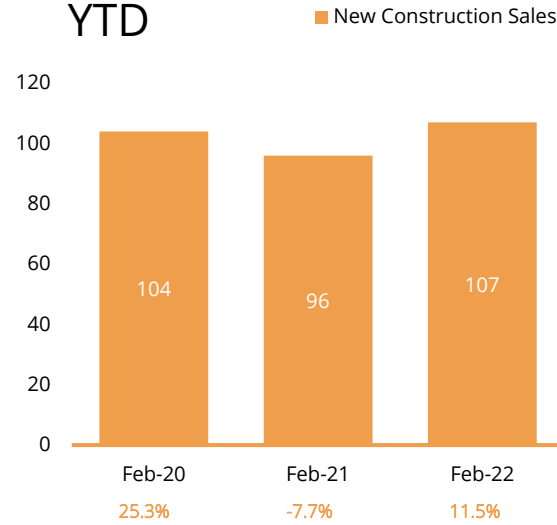
# New Construction Sales



## February



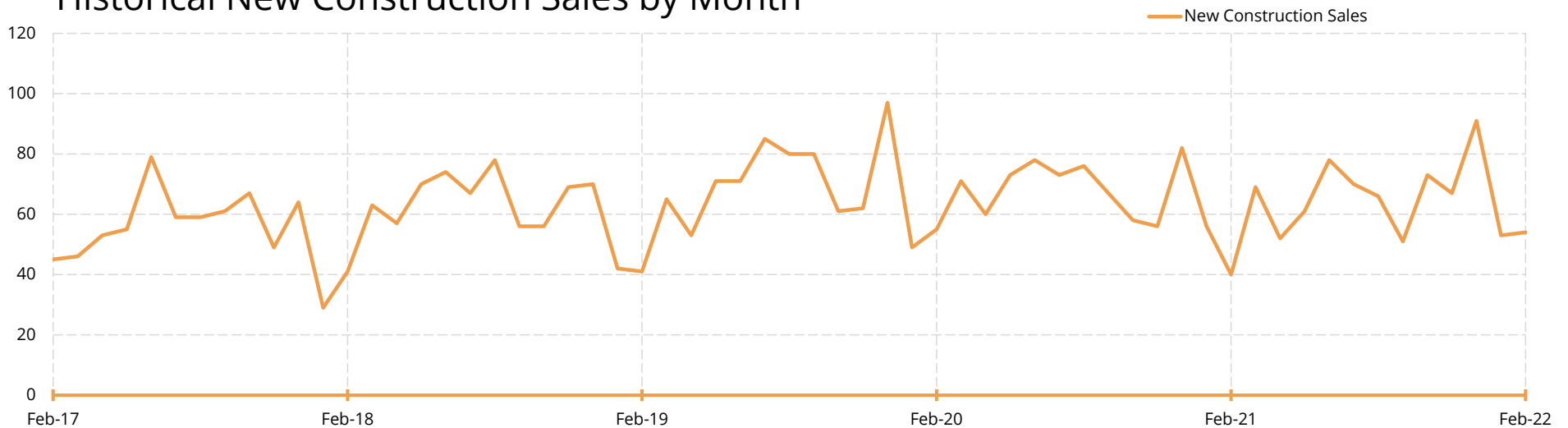
## YTD



## New Construction

Month	Sales	YoY Chg
Mar-21	69	-2.8%
Apr-21	52	-13.3%
May-21	61	-16.4%
Jun-21	78	0.0%
Jul-21	70	-4.1%
Aug-21	66	-13.2%
Sep-21	51	-23.9%
Oct-21	73	25.9%
Nov-21	67	19.6%
Dec-21	91	11.0%
Jan-22	53	-5.4%
Feb-22	54	35.0%
12-month Avg	65	-0.6%

## Historical New Construction Sales by Month



# Area Overview - Total Market



Geography	New Listings			Sales			Median Sales Price			Active Listings			Months Supply		
	Feb-21	Feb-22	% chg	Feb-21	Feb-22	% chg	Feb-21	Feb-22	% chg	Feb-21	Feb-22	% chg	Feb-21	Feb-22	% chg
Albemarle County	206	<b>179</b>	-13.1%	107	<b>84</b>	-21.5%	\$429,900	<b>\$537,441</b>	25.0%	211	<b>151</b>	-28.4%	1.3	<b>0.8</b>	-33.7%
Charlottesville	49	<b>42</b>	-14.3%	25	<b>37</b>	48.0%	\$396,400	<b>\$400,000</b>	0.9%	50	<b>38</b>	-24.0%	1.1	<b>0.7</b>	-35.1%
Fluvanna County	58	<b>57</b>	-1.7%	52	<b>29</b>	-44.2%	\$275,984	<b>\$349,000</b>	26.5%	29	<b>56</b>	93.1%	0.6	<b>1.1</b>	90.0%
Greene County	22	<b>38</b>	72.7%	20	<b>20</b>	0.0%	\$342,500	<b>\$331,850</b>	-3.1%	38	<b>40</b>	5.3%	1.3	<b>1.5</b>	10.0%
Louisa County	63	<b>97</b>	54.0%	54	<b>40</b>	-25.9%	\$282,500	<b>\$322,475</b>	14.2%	72	<b>86</b>	19.4%	1.0	<b>1.1</b>	16.0%
Nelson County	35	<b>41</b>	17.1%	23	<b>30</b>	30.4%	\$294,900	<b>\$308,500</b>	4.6%	70	<b>35</b>	-50.0%	1.6	<b>0.9</b>	-45.9%

# Area Overview - Total Market YTD



Geography	New Listings YTD			Sales YTD			Median Sales Price YTD			Active Listings YTD		
	Feb-21	Feb-22	% chg	Feb-21	Feb-22	% chg	Feb-21	Feb-22	% chg	Feb-21	Feb-22	% chg
Albemarle County	402	<b>304</b>	-24.4%	238	<b>192</b>	-19.3%	\$430,000	<b>\$490,229</b>	14.0%	211	<b>151</b>	-28.4%
Charlottesville	86	<b>84</b>	-2.3%	63	<b>59</b>	-6.3%	\$396,000	<b>\$368,000</b>	-7.1%	50	<b>38</b>	-24.0%
Fluvanna County	120	<b>95</b>	-20.8%	86	<b>66</b>	-23.3%	\$272,000	<b>\$335,263</b>	23.3%	29	<b>56</b>	93.1%
Greene County	46	<b>67</b>	45.7%	47	<b>43</b>	-8.5%	\$311,000	<b>\$365,000</b>	17.4%	38	<b>40</b>	5.3%
Louisa County	137	<b>143</b>	4.4%	106	<b>91</b>	-14.2%	\$292,450	<b>\$334,065</b>	14.2%	72	<b>86</b>	19.4%
Nelson County	77	<b>84</b>	9.1%	69	<b>62</b>	-10.1%	\$305,000	<b>\$298,000</b>	-2.3%	70	<b>35</b>	-50.0%

# Area Overview - Single Family Detached Market



Geography	New Listings			Sales			Median Sales Price			Active Listings			Months Supply		
	Feb-21	Feb-22	% chg	Feb-21	Feb-22	% chg	Feb-21	Feb-22	% chg	Feb-21	Feb-22	% chg	Feb-21	Feb-22	% chg
Albemarle County	191	<b>160</b>	-16.2%	94	<b>79</b>	-16.0%	\$449,002	<b>\$541,544</b>	20.6%	210	<b>138</b>	-34.3%	1.4	<b>0.8</b>	-38.1%
Charlottesville	39	<b>41</b>	5.1%	23	<b>32</b>	39.1%	\$398,900	<b>\$425,000</b>	6.5%	35	<b>32</b>	-8.6%	0.9	<b>0.7</b>	-21.5%
Fluvanna County	58	<b>57</b>	-1.7%	52	<b>29</b>	-44.2%	\$275,984	<b>\$349,000</b>	26.5%	29	<b>56</b>	93.1%	0.6	<b>1.1</b>	89.1%
Greene County	22	<b>38</b>	72.7%	20	<b>20</b>	0.0%	\$342,500	<b>\$331,850</b>	-3.1%	38	<b>40</b>	5.3%	1.3	<b>1.5</b>	10.0%
Louisa County	63	<b>97</b>	54.0%	52	<b>40</b>	-23.1%	\$280,000	<b>\$322,475</b>	15.2%	72	<b>86</b>	19.4%	1.0	<b>1.1</b>	15.1%
Nelson County	27	<b>19</b>	-29.6%	13	<b>16</b>	23.1%	\$449,000	<b>\$565,750</b>	26.0%	54	<b>25</b>	-53.7%	1.8	<b>0.9</b>	-46.1%

# Area Overview - Single Family Detached Market YTD



Geography	New Listings YTD			Sales YTD			Median Sales Price YTD			Active Listings YTD		
	Feb-21	Feb-22	% chg	Feb-21	Feb-22	% chg	Feb-21	Feb-22	% chg	Feb-21	Feb-22	% chg
Albemarle County	371	<b>272</b>	-26.7%	217	<b>178</b>	-18.0%	\$446,500	<b>\$513,215</b>	14.9%	210	<b>138</b>	-34.3%
Charlottesville	73	<b>77</b>	5.5%	57	<b>51</b>	-10.5%	\$398,900	<b>\$392,000</b>	-1.7%	35	<b>32</b>	-8.6%
Fluvanna County	120	<b>95</b>	-20.8%	86	<b>66</b>	-23.3%	\$272,000	<b>\$335,263</b>	23.3%	29	<b>56</b>	93.1%
Greene County	46	<b>67</b>	45.7%	47	<b>43</b>	-8.5%	\$311,000	<b>\$365,000</b>	17.4%	38	<b>40</b>	5.3%
Louisa County	136	<b>143</b>	5.1%	104	<b>91</b>	-12.5%	\$287,450	<b>\$334,065</b>	16.2%	72	<b>86</b>	19.4%
Nelson County	51	<b>45</b>	-11.8%	47	<b>41</b>	-12.8%	\$365,000	<b>\$370,000</b>	1.4%	54	<b>25</b>	-53.7%

# Area Overview - Townhome & Condo Market



Geography	New Listings			Sales			Median Sales Price			Active Listings			Months Supply		
	Feb-21	Feb-22	% chg	Feb-21	Feb-22	% chg	Feb-21	Feb-22	% chg	Feb-21	Feb-22	% chg	Feb-21	Feb-22	% chg
Albemarle County	15	<b>19</b>	26.7%	13	<b>5</b>	-61.5%	\$165,000	<b>\$174,000</b>	5.5%	1	<b>13</b>	1200.0%	0.1	<b>0.8</b>	903.6%
Charlottesville	10	<b>1</b>	-90.0%	2	<b>5</b>	150.0%	\$223,200	<b>\$282,500</b>	26.6%	15	<b>6</b>	-60.0%	2.3	<b>0.8</b>	-67.2%
Fluvanna County	0	<b>0</b>	n/a	0	<b>0</b>	n/a	\$0	<b>\$0</b>	n/a	0	<b>0</b>	n/a	0.0	<b>0.0</b>	n/a
Greene County	0	<b>0</b>	n/a	0	<b>0</b>	n/a	\$0	<b>\$0</b>	n/a	0	<b>0</b>	n/a	0.0	<b>0.0</b>	n/a
Louisa County	0	<b>0</b>	n/a	2	<b>0</b>	-100.0%	\$408,750	<b>\$0</b>	-100.0%	0	<b>0</b>	n/a	0.0	<b>0.0</b>	n/a
Nelson County	8	<b>22</b>	175.0%	10	<b>14</b>	40.0%	\$182,500	<b>\$235,500</b>	29.0%	16	<b>10</b>	-37.5%	1.2	<b>0.7</b>	-41.9%

# Area Overview - Townhome & Condo Market YTD



Geography	New Listings YTD			Sales YTD			Median Sales Price YTD			Active Listings YTD		
	Feb-21	Feb-22	% chg	Feb-21	Feb-22	% chg	Feb-21	Feb-22	% chg	Feb-21	Feb-22	% chg
Albemarle County	31	<b>32</b>	3.2%	21	<b>14</b>	-33.3%	\$165,000	<b>\$198,700</b>	20.4%	1	<b>13</b>	1200.0%
Charlottesville	13	<b>7</b>	-46.2%	6	<b>8</b>	33.3%	\$209,000	<b>\$261,750</b>	25.2%	15	<b>6</b>	-60.0%
Fluvanna County	0	<b>0</b>	n/a	0	<b>0</b>	n/a	\$0	<b>\$0</b>	n/a	0	<b>0</b>	n/a
Greene County	0	<b>0</b>	n/a	0	<b>0</b>	n/a	\$0	<b>\$0</b>	n/a	0	<b>0</b>	n/a
Louisa County	1	<b>0</b>	-100.0%	2	<b>0</b>	-100.0%	\$408,750	<b>\$0</b>	-100.0%	0	<b>0</b>	n/a
Nelson County	26	<b>39</b>	50.0%	22	<b>21</b>	-4.5%	\$147,500	<b>\$236,000</b>	60.0%	16	<b>10</b>	-37.5%





The Virginia REALTORS® association is the largest professional trade association in Virginia, representing 35,000 REALTORS® engaged in the residential and commercial real estate business. The Virginia REALTORS® association serves as the advocate for homeownership and private property rights and represents the interests of real estate professionals and property owners in the Commonwealth of Virginia.

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Data and analysis provided by Virginia REALTORS® Chief Economist, Lisa Sturtevant, PhD.

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