

JULY  
**2022**

# CAAR CHARLOTTEVILLE AREA MARKET INDICATORS REPORT

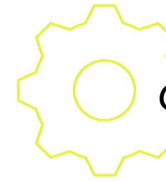
CUSTOM REPORT PREPARED BY  
VIRGINIA REALTORS®

# CAAR Market Indicators Report



## Key Market Trends: July 2022

- Sales activity slowed throughout the CAAR footprint in July.** There were 440 homes sold across the CAAR area in July, 73 fewer sales than a year ago, which is 14.2% decline. Sales have moderated for 11 straight months compared to the busy pace last year. All local markets had fewer sales than a year ago, the first time this has occurred since May of 2020. There were 191 sales in Albemarle County, 41 less sales than last July (-17.7%). Charlottesville had seven fewer sales (-9.7%), and Greene County had ten fewer sales than last July (-31.3%).
- Pending sales continue to moderate in most local market.** In July there were 357 pending sales, down 5.6% from this time last year, a reduction of 21 pending sales. Within the local markets, Albemarle County had 16 fewer pending sales (-9.5%), and Nelson County had 11 fewer pending sales than last July (-25.6%). The Charlottesville market had an influx of seven pending sales this month (+20.0%).
- Prices continue to climb in the CAAR region.** The median sales price in July regionwide was \$401,000, rising \$26,000 from a year ago (+6.9%). Albemarle County had the strongest price growth this month, the median sales price in the county jumped up by more than \$69,000 from last July to \$488,000 (+16.6%). Prices surged in Fluvanna County, up 20.6% from a year ago, a gain of nearly \$66,000 to the median price. The median price declined in Greene County (-12.7%), and Nelson County (-2.1%).
- Supply is building up in the CAAR footprint.** There were 770 active listings at the end of July, 146 more listings than last year, a 23.4% increase. The inventory has been growing for four straight months in the region. Most of the additional listings this month were in Louisa County (+76 listings), and Fluvanna County (+36 listings).



## CAAR Market Dashboard

YoY Chg	Jul-22	Indicator
▼ -14.2%	440	Sales
▼ -5.6%	357	Pending Sales
▼ -8.9%	481	New Listings
▲ 8.1%	\$399,900	Median List Price
▲ 6.9%	\$401,000	Median Sales Price
▲ 11.0%	\$235	Median Price Per Square Foot
▼ -9.2%	\$212.4	Sold Dollar Volume (in millions)
— 0.0%	100.0%	Median Sold/Ask Price Ratio
▼ -12.5%	19	Average Days on Market
▲ 23.4%	770	Active Listings
▲ 36.0%	1.9	Months of Supply
▼ -7.1%	65	New Construction Sales



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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.

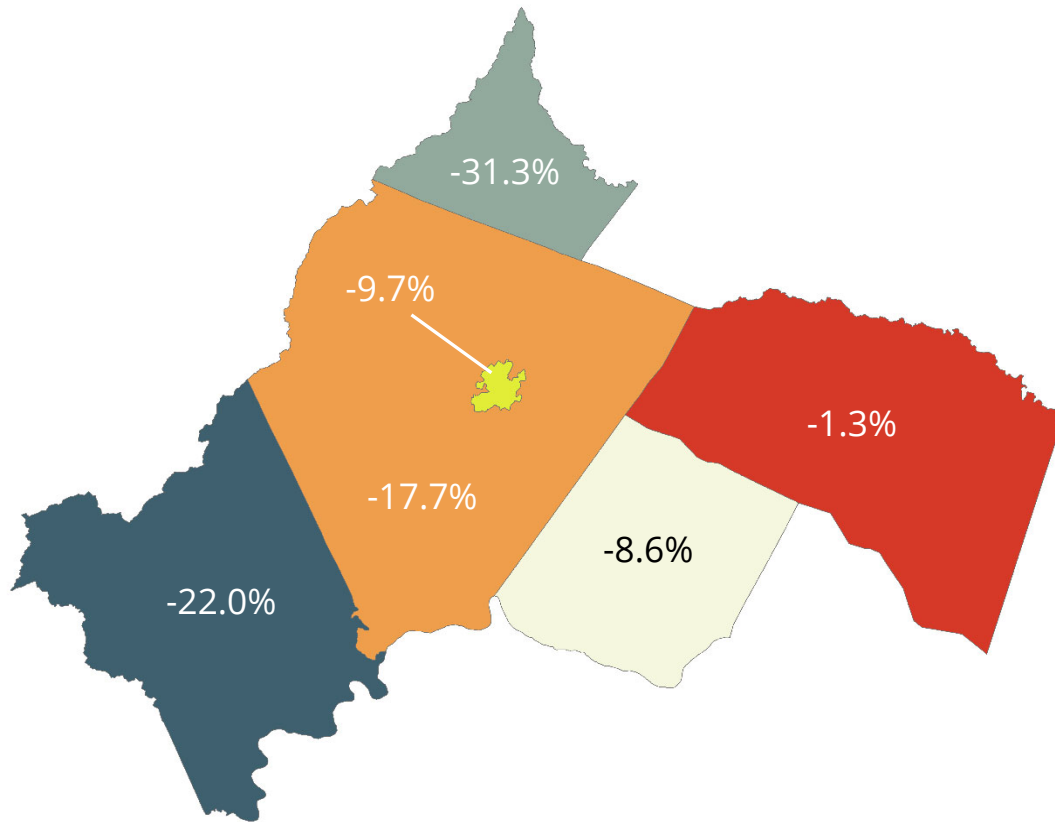
REALTORS® are well-informed about critical factors that affect your specific market area – such as changes in market conditions, consumer attitudes and interest rates.

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

Contact an experienced REALTOR®.



# Market Activity - CAAR Footprint



Jurisdiction	Total Sales		
	Jul-21	Jul-22	% Chg
Albemarle County	232	191	-17.7%
Charlottesville	72	65	-9.7%
Fluvanna County	58	53	-8.6%
Greene County	32	22	-31.3%
Louisa County	78	77	-1.3%
Nelson County	41	32	-22.0%
<b>CAAR</b>	<b>513</b>	<b>440</b>	<b>-14.2%</b>

# Total Market Overview



Key Metrics	2-year Trends		Jul-21	Jul-22	YoY Chg	2021 YTD	2022 YTD	YoY Chg
	Jul-20	Jul-22						
Sales			513	<b>440</b>	-14.2%	3,123	<b>2,708</b>	-13.3%
Pending Sales			378	<b>357</b>	-5.6%	3,342	<b>2,961</b>	-11.4%
New Listings			528	<b>481</b>	-8.9%	3,937	<b>3,798</b>	-3.5%
Median List Price			\$369,900	<b>\$399,900</b>	8.1%	\$362,500	<b>\$399,000</b>	10.1%
Median Sales Price			\$375,000	<b>\$401,000</b>	6.9%	\$366,000	<b>\$405,000</b>	10.7%
Median Price Per Square Foot			\$211	<b>\$235</b>	11.0%	\$202	<b>\$236</b>	16.6%
Sold Dollar Volume (in millions)			\$233.8	<b>\$212.4</b>	-9.2%	\$1,372.5	<b>\$1,375.4</b>	0.2%
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			22	<b>19</b>	-12.5%	32	<b>21</b>	-33.7%
Active Listings			624	<b>770</b>	23.4%	n/a	<b>n/a</b>	n/a
Months of Supply			1.4	<b>1.9</b>	36.0%	n/a	<b>n/a</b>	n/a

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

# Single-Family Detached Market Overview



Key Metrics	2-year Trends		Jul-21	Jul-22	YoY Chg	2021 YTD	2022 YTD	YoY Chg
	Jul-20	Jul-22						
Sales			469	<b>402</b>	-14.3%	2,854	<b>2,467</b>	-13.6%
Pending Sales			347	<b>320</b>	-7.8%	3,024	<b>2,686</b>	-11.2%
New Listings			488	<b>445</b>	-8.8%	3,598	<b>3,448</b>	-4.2%
Median List Price			\$389,502	<b>\$414,250</b>	6.4%	\$378,236	<b>\$412,975</b>	9.2%
Median Sales Price			\$390,000	<b>\$412,025</b>	5.6%	\$379,900	<b>\$417,658</b>	9.9%
Median Price Per Square Foot			\$212	<b>\$233</b>	9.9%	\$203	<b>\$235</b>	15.4%
Sold Dollar Volume (in millions)			\$224.2	<b>\$200.8</b>	-10.5%	\$1,311.9	<b>\$1,297.6</b>	-1.1%
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			21	<b>20</b>	-6.9%	32	<b>22</b>	-31.7%
Active Listings			584	<b>722</b>	23.6%	n/a	<b>n/a</b>	n/a
Months of Supply			1.4	<b>2.0</b>	36.1%	n/a	<b>n/a</b>	n/a

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

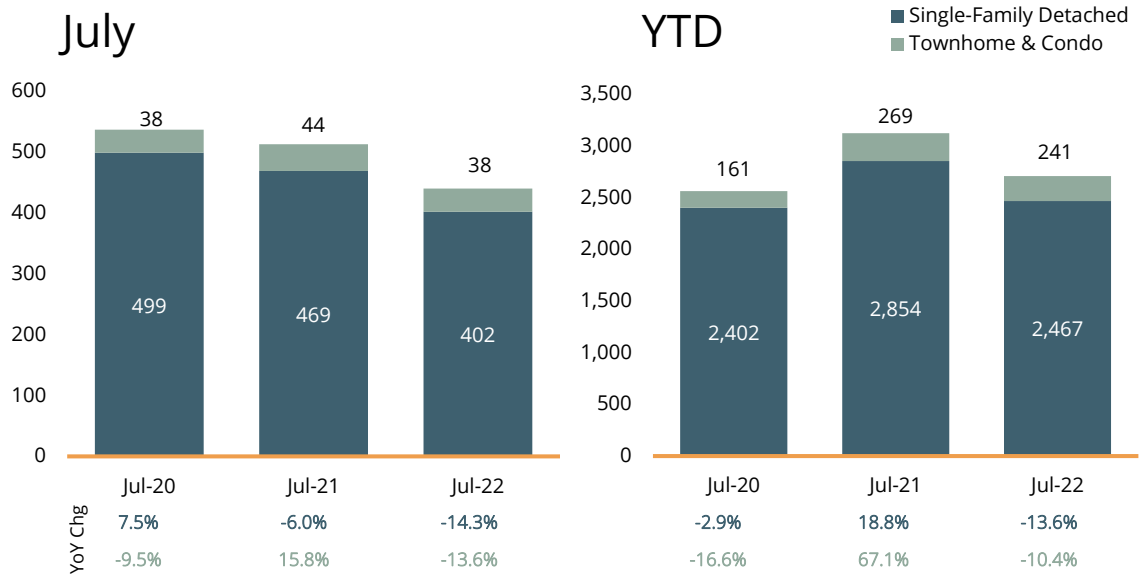
# Townhome & Condo Market Overview



Key Metrics	2-year Trends		Jul-21	Jul-22	YoY Chg	2021 YTD	2022 YTD	YoY Chg
	Jul-20	Jul-22						
Sales			44	<b>38</b>	-13.6%	269	<b>241</b>	-10.4%
Pending Sales			31	<b>37</b>	19.4%	318	<b>275</b>	-13.5%
New Listings			40	<b>36</b>	-10.0%	339	<b>350</b>	3.2%
Median List Price			\$193,000	<b>\$244,750</b>	26.8%	\$189,000	<b>\$269,900</b>	42.8%
Median Sales Price			\$195,000	<b>\$243,500</b>	24.9%	\$191,000	<b>\$266,000</b>	39.3%
Median Price Per Square Foot			\$205	<b>\$252</b>	22.7%	\$192	<b>\$244</b>	27.3%
Sold Dollar Volume (in millions)			\$9.6	<b>\$11.6</b>	20.8%	\$60.5	<b>\$77.8</b>	28.6%
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			29	<b>13</b>	-56.2%	30	<b>13</b>	-56.7%
Active Listings			40	<b>48</b>	20.0%	n/a	<b>n/a</b>	n/a
Months of Supply			1.0	<b>1.3</b>	33.1%	n/a	<b>n/a</b>	n/a

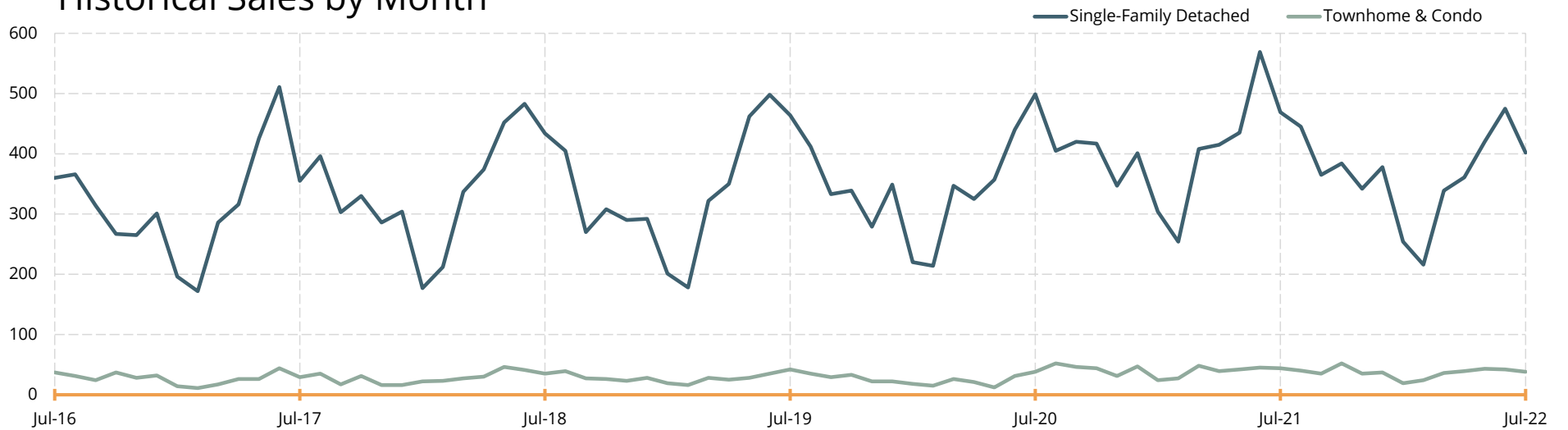
Source: Virginia REALTORS®, data accessed August 15, 2022

# Sales



Month	Single-Family		Townhomes & Condos	
	Detached	YoY Chg	Condos	YoY Chg
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%
Mar-22	339	-16.9%	36	-25.0%
Apr-22	361	-13.0%	39	0.0%
May-22	420	-3.4%	43	2.4%
Jun-22	475	-16.5%	42	-6.7%
Jul-22	402	-14.3%	38	-13.6%
12-month Avg	365	-9.6%	37	-10.0%

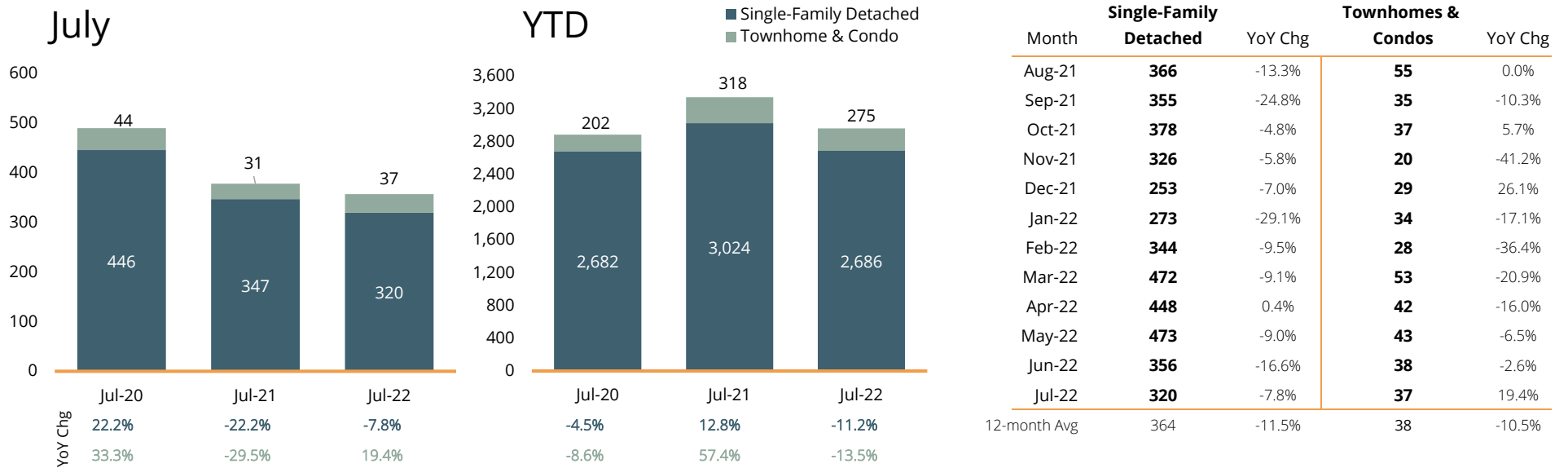
## Historical Sales by Month



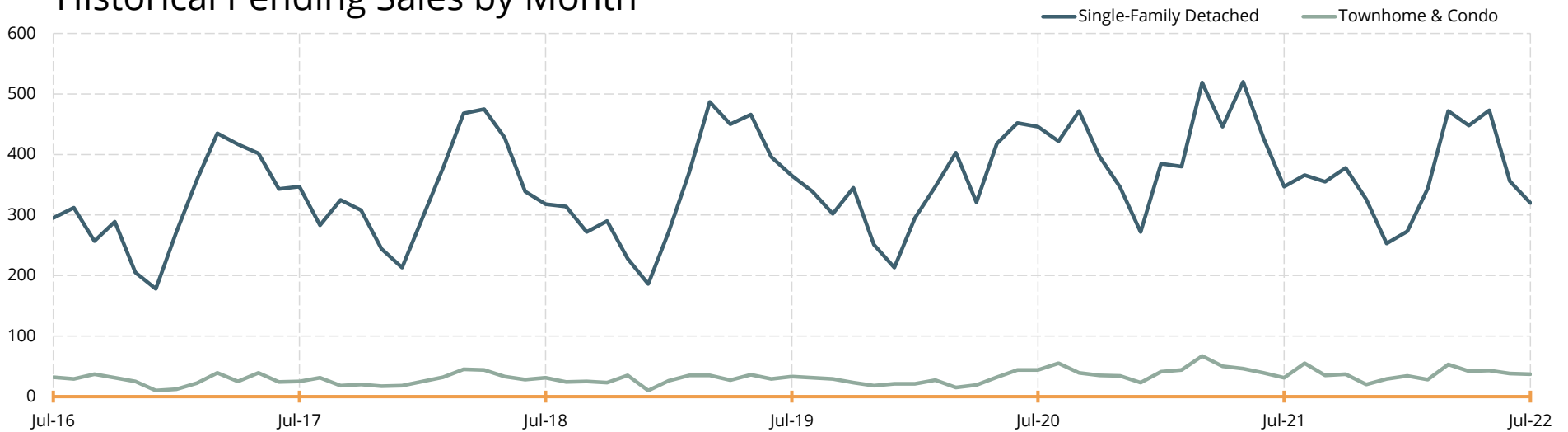
Source: Virginia REALTORS®, data accessed August 15, 2022



# Pending Sales

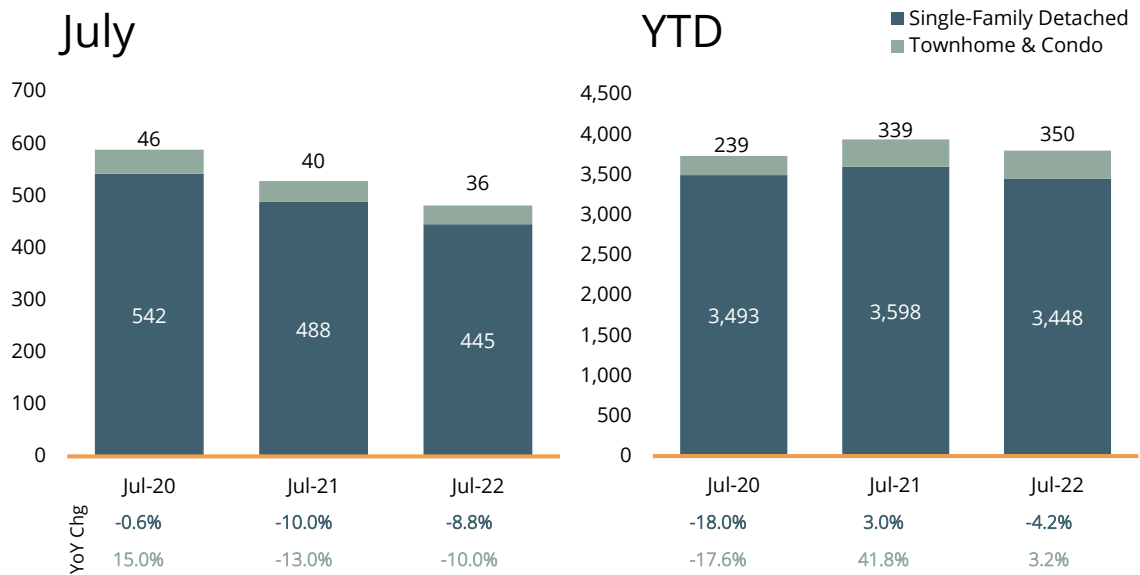


## Historical Pending Sales by Month



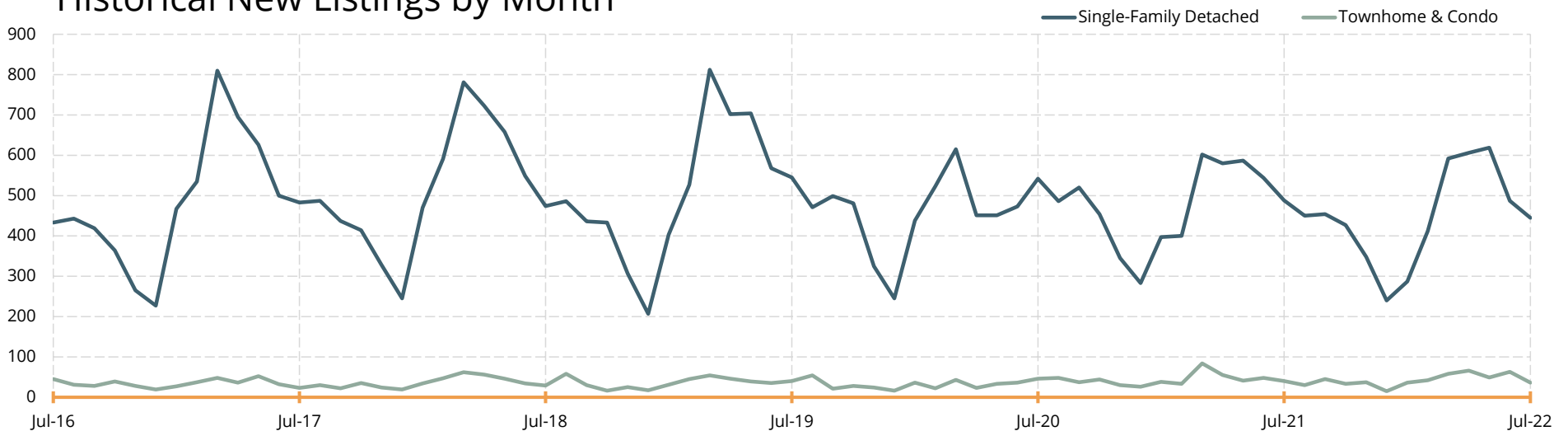
Source: Virginia REALTORS®, data accessed August 15, 2022

# New Listings



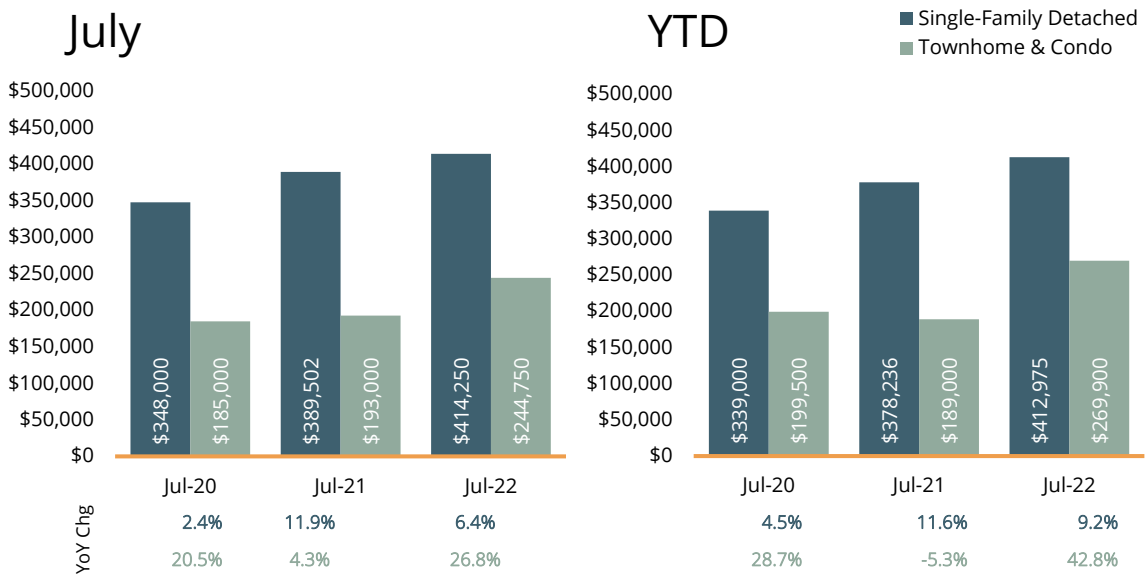
Month	Single-Family Detached		Townhomes & Condos	
	Count	YoY Chg	Count	YoY Chg
Aug-21	450	-7.4%	30	-37.5%
Sep-21	454	-12.7%	45	21.6%
Oct-21	427	-5.9%	33	-25.0%
Nov-21	348	0.9%	37	23.3%
Dec-21	240	-15.2%	15	-42.3%
Jan-22	287	-27.7%	36	-5.3%
Feb-22	412	3.0%	42	27.3%
Mar-22	592	-1.7%	58	-31.0%
Apr-22	606	4.5%	66	20.0%
May-22	619	5.5%	49	19.5%
Jun-22	487	-10.5%	63	31.3%
Jul-22	445	-8.8%	36	-10.0%
12-month Avg	447	-5.6%	43	-2.7%

## Historical New Listings by Month



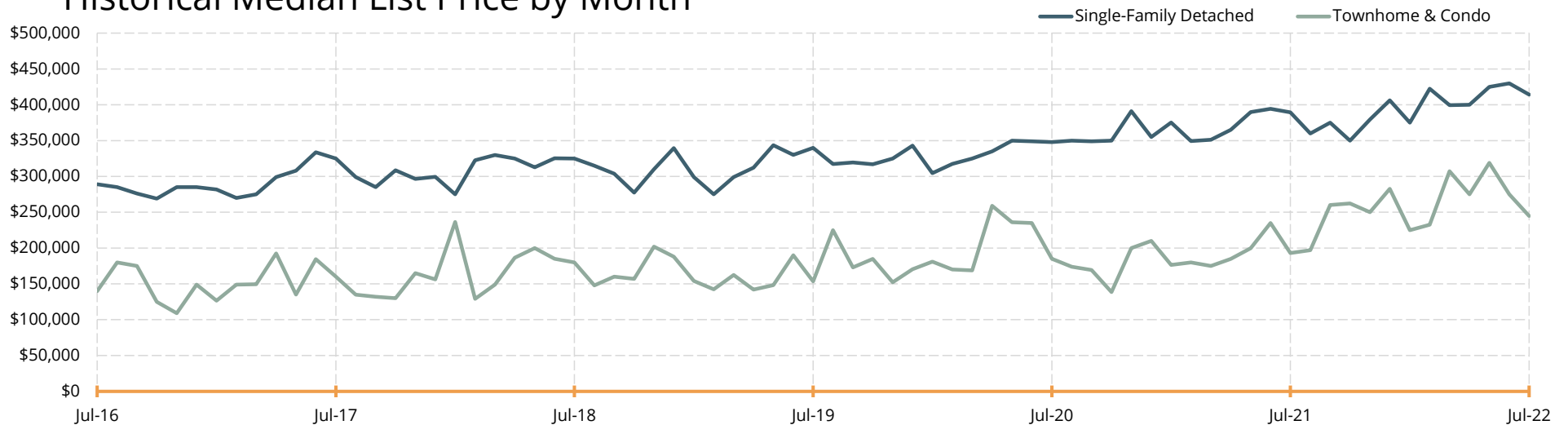
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# Median List Price



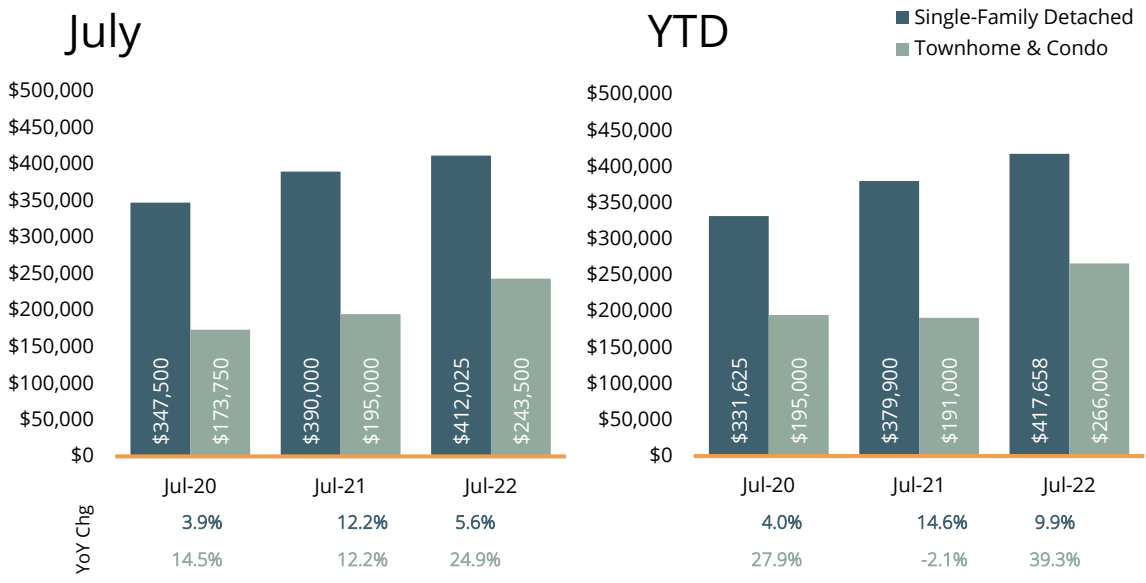
Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Aug-21	\$359,900	2.8%	\$197,000	13.3%
Sep-21	\$375,000	7.5%	\$260,000	53.6%
Oct-21	\$350,000	0.0%	\$262,250	89.4%
Nov-21	\$379,450	-3.0%	\$250,000	25.1%
Dec-21	\$406,293	14.4%	\$282,668	34.6%
Jan-22	\$375,000	-0.1%	\$225,000	27.5%
Feb-22	\$422,500	20.9%	\$232,500	29.2%
Mar-22	\$399,570	13.8%	\$307,365	75.6%
Apr-22	\$399,999	9.6%	\$275,000	48.7%
May-22	\$425,000	9.0%	\$319,000	59.6%
Jun-22	\$429,900	9.0%	\$275,000	17.0%
Jul-22	\$414,250	6.4%	\$244,750	26.8%
12-month Avg	\$394,739	7.4%	\$260,878	40.0%

## Historical Median List Price by Month



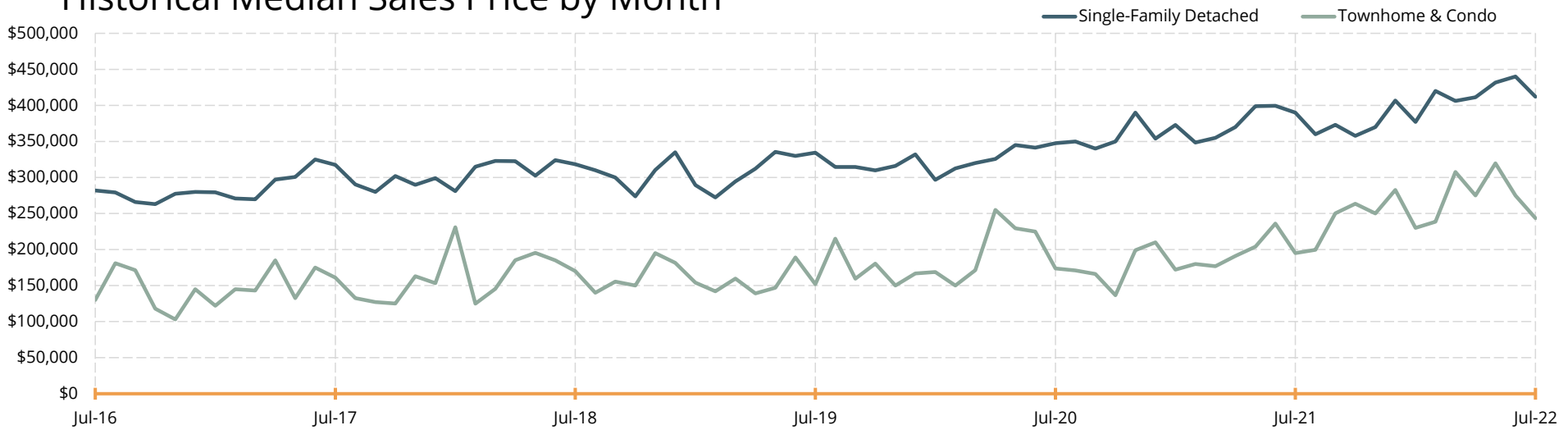
Source: Virginia REALTORS®, data accessed August 15, 2022

# Median Sales Price



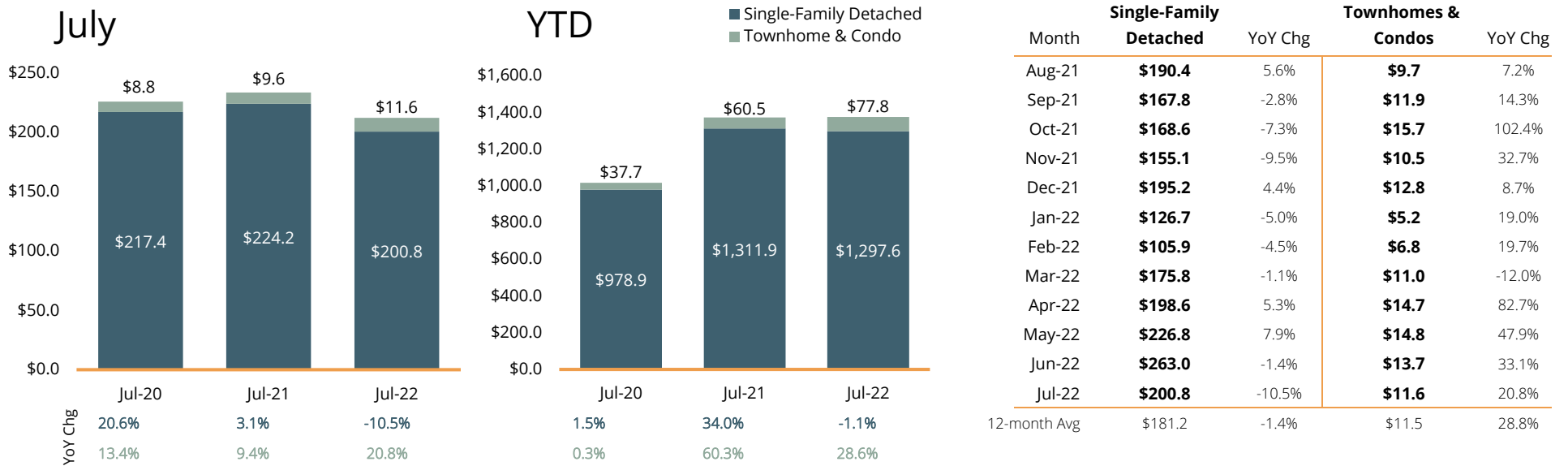
Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Aug-21	\$360,000	2.9%	\$199,500	16.7%
Sep-21	\$373,000	9.7%	\$250,275	50.8%
Oct-21	\$357,725	2.2%	\$263,500	93.0%
Nov-21	\$369,950	-5.1%	\$250,000	25.6%
Dec-21	\$406,793	14.9%	\$282,668	34.6%
Jan-22	\$377,155	1.1%	\$230,000	33.7%
Feb-22	\$420,000	20.5%	\$238,500	32.6%
Mar-22	\$406,235	14.4%	\$307,615	73.9%
Apr-22	\$411,275	11.2%	\$275,000	44.0%
May-22	\$431,750	8.2%	\$319,571	56.7%
Jun-22	\$440,000	10.1%	\$274,900	16.5%
Jul-22	\$412,025	5.6%	\$243,500	24.9%
12-month Avg	\$397,159	7.9%	\$261,252	40.1%

## Historical Median Sales Price by Month

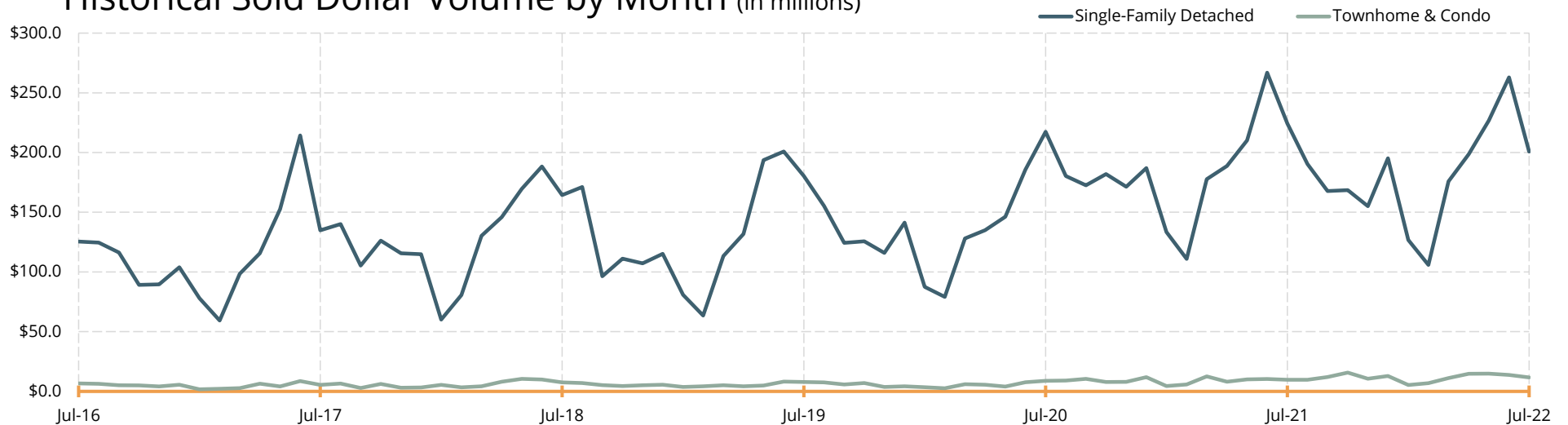


Source: Virginia REALTORS®, data accessed August 15, 2022

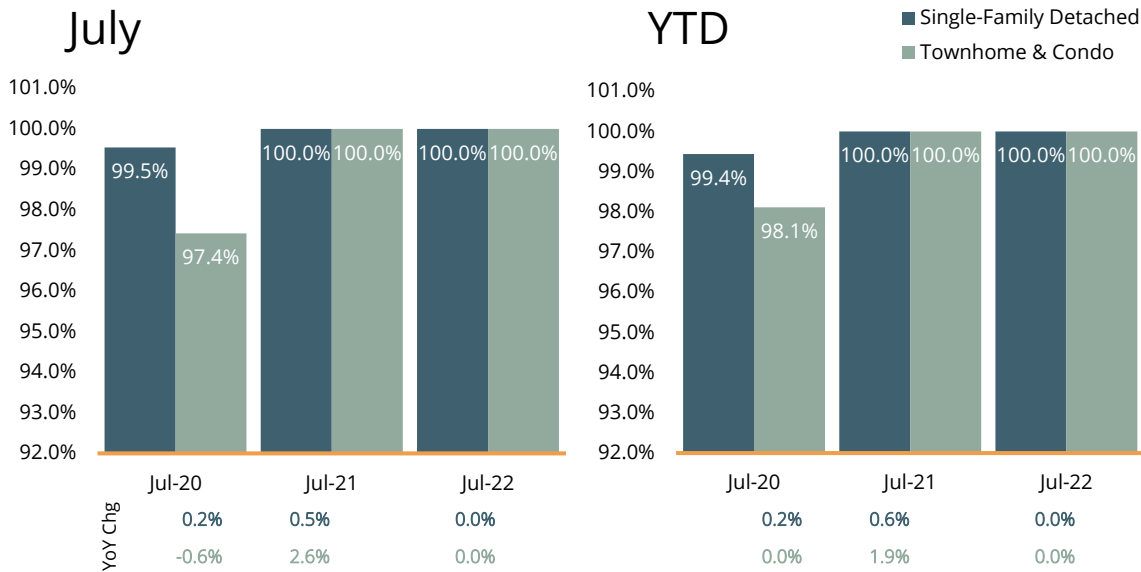
# Sold Dollar Volume (in millions)



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

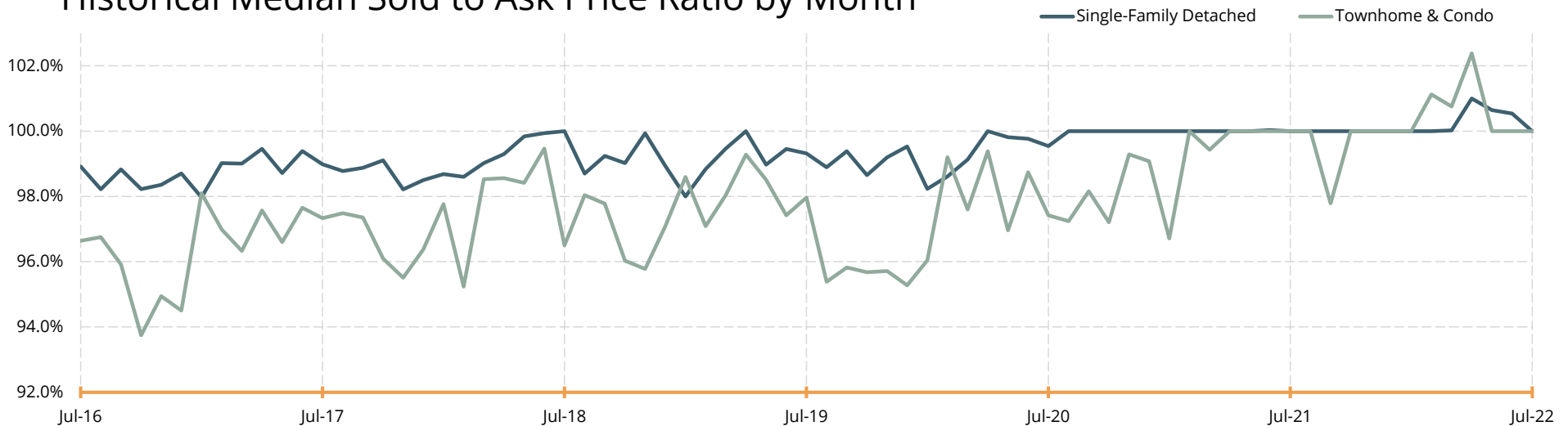


# Median Sold to Ask Price Ratio

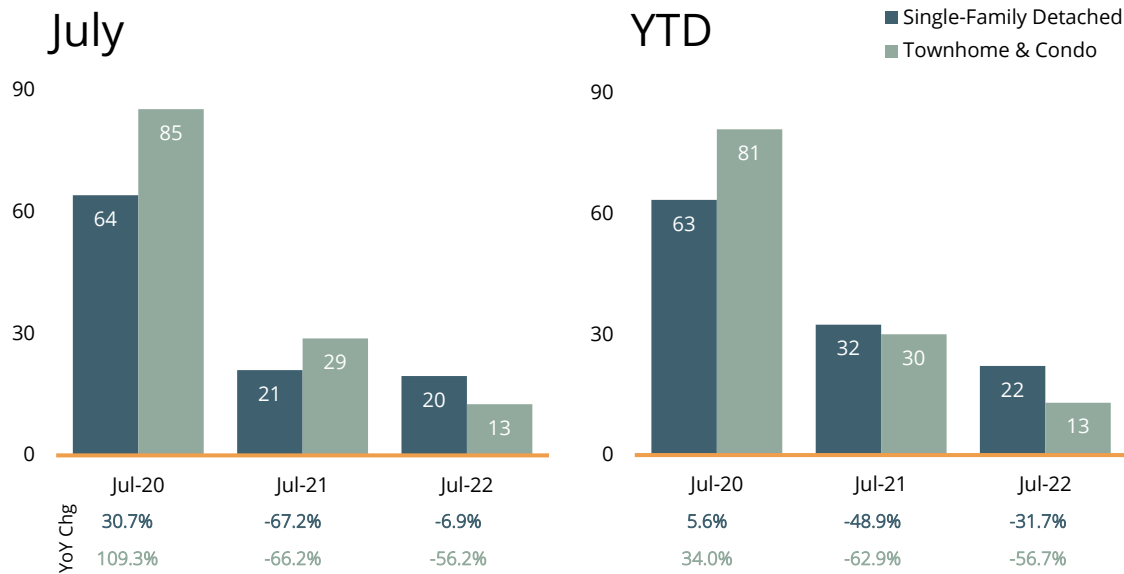


Month	Single-Family Detached		Townhomes & Condos	
	YoY Chg	YoY Chg	YoY Chg	YoY Chg
Aug-21	100.0%	0.0%	100.0%	2.8%
Sep-21	100.0%	0.0%	97.8%	-0.4%
Oct-21	100.0%	0.0%	100.0%	2.9%
Nov-21	100.0%	0.0%	100.0%	0.7%
Dec-21	100.0%	0.0%	100.0%	0.9%
Jan-22	100.0%	0.0%	100.0%	3.4%
Feb-22	100.0%	0.0%	101.1%	1.1%
Mar-22	100.0%	0.0%	100.8%	1.3%
Apr-22	101.0%	1.0%	102.4%	2.4%
May-22	100.6%	0.6%	100.0%	0.0%
Jun-22	100.5%	0.5%	100.0%	0.0%
Jul-22	100.0%	0.0%	100.0%	0.0%
12-month Avg	100.2%	0.2%	100.2%	1.3%

## Historical Median Sold to Ask Price Ratio by Month

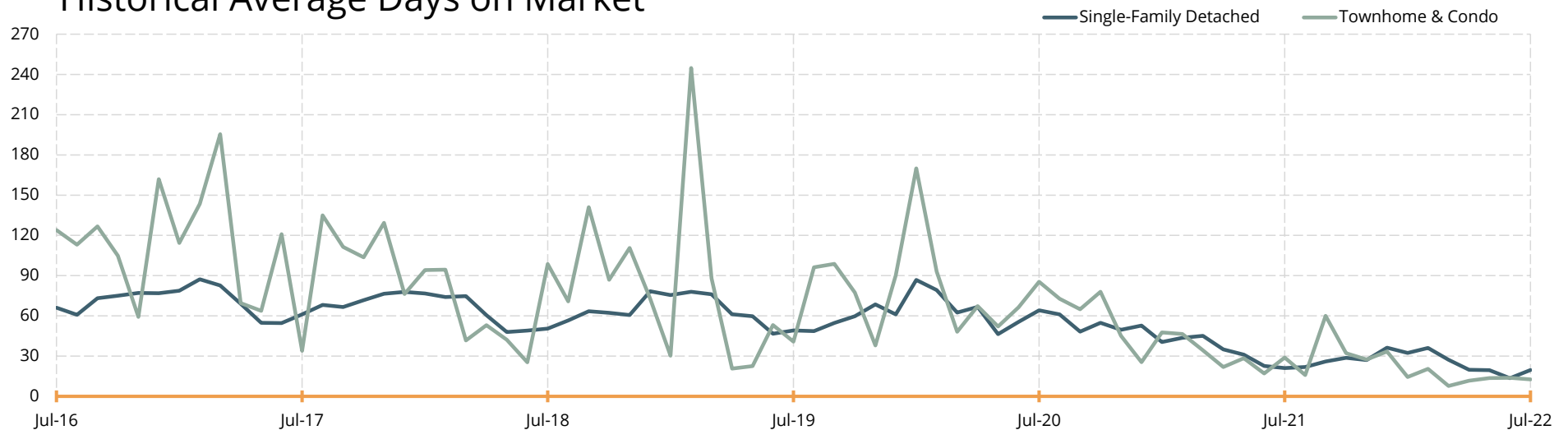


# Average Days on Market



Month	Single-Family Detached		Townhomes & Condos	
	Count	YoY Chg	Count	YoY Chg
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%
Mar-22	27	-39.7%	8	-77.4%
Apr-22	20	-43.5%	12	-46.6%
May-22	20	-37.2%	14	-52.2%
Jun-22	13	-40.2%	14	-19.1%
Jul-22	20	-6.9%	13	-56.2%
12-month Avg	26	-39.1%	22	-48.5%

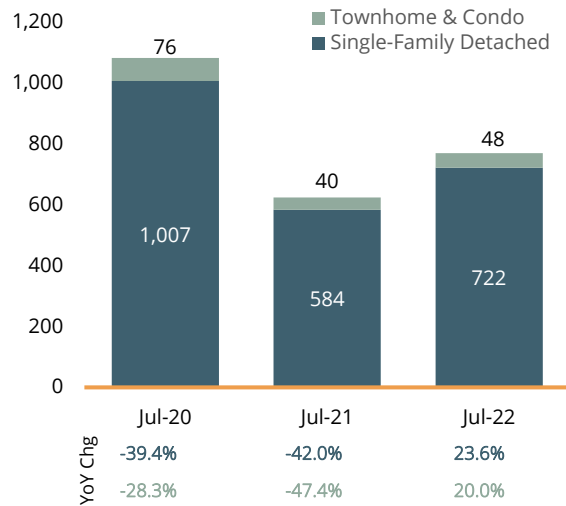
## Historical Average Days on Market



# Active Listings

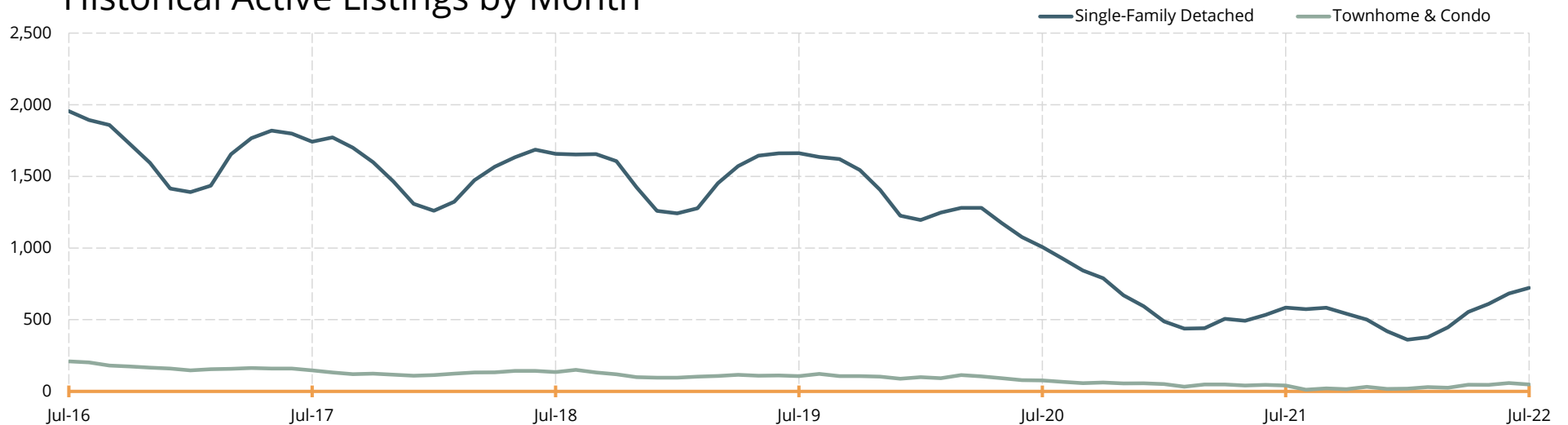


## July



Month	Single-Family		Townhomes & Condos	
	Detached	YoY Chg	Condos	YoY Chg
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%
Mar-22	447	1.6%	25	-47.9%
Apr-22	554	9.5%	46	-4.2%
May-22	610	24.0%	45	12.5%
Jun-22	683	28.1%	58	28.9%
Jul-22	722	23.6%	48	20.0%
12-month Avg	531	-12.8%	30	-39.1%

## Historical Active Listings by Month

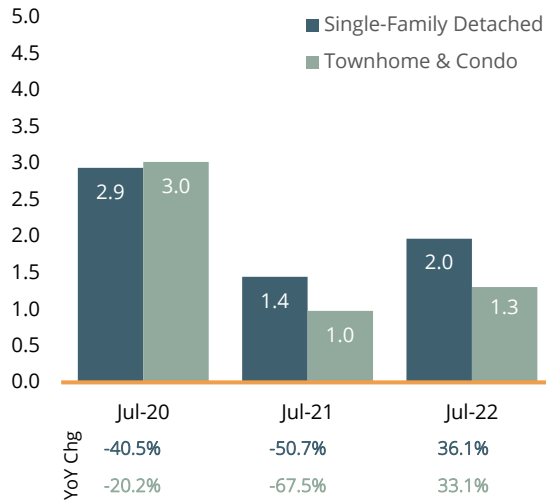




# Months of Supply

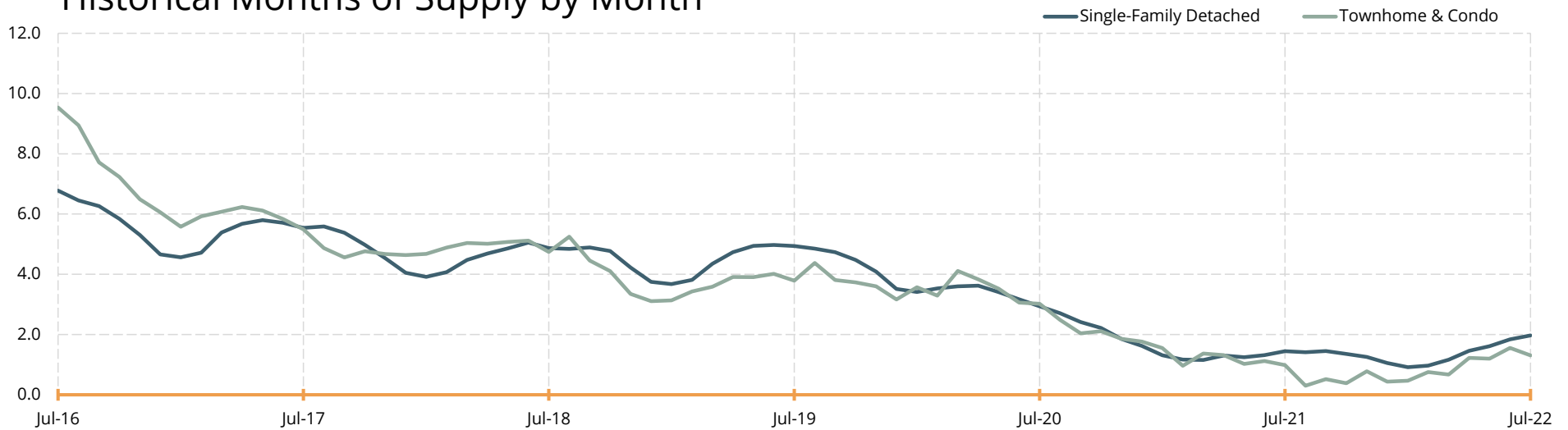


## July



Month	Single-Family		Townhomes & Condos	
	Detached	YoY Chg	Condos	YoY Chg
Aug-21	1.4	-48.0%	0.3	-87.8%
Sep-21	1.4	-39.9%	0.5	-74.7%
Oct-21	1.4	-38.9%	0.4	-82.0%
Nov-21	1.3	-32.4%	0.8	-58.0%
Dec-21	1.1	-34.9%	0.4	-75.3%
Jan-22	0.9	-30.1%	0.5	-70.0%
Feb-22	1.0	-17.1%	0.8	-21.7%
Mar-22	1.2	0.7%	0.7	-51.3%
Apr-22	1.5	12.0%	1.2	-6.7%
May-22	1.6	29.3%	1.2	16.7%
Jun-22	1.8	39.9%	1.6	39.0%
Jul-22	2.0	36.1%	1.3	33.1%
12-month Avg	1.4	-16.8%	0.8	-48.4%

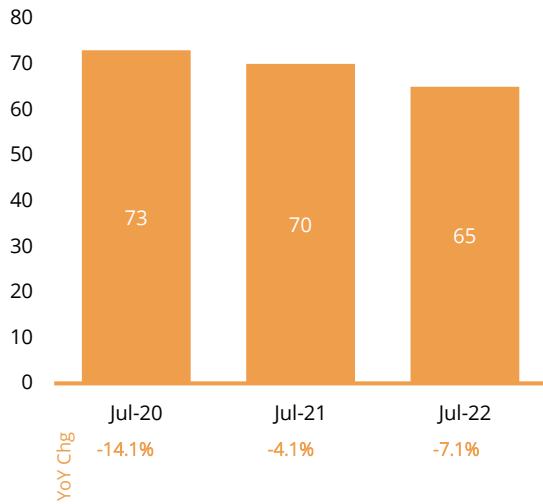
## Historical Months of Supply by Month



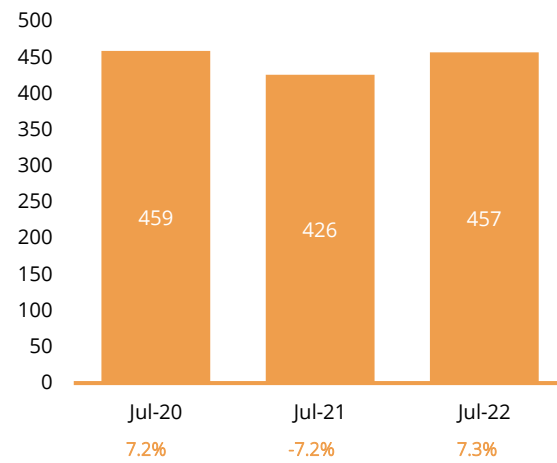
# New Construction Sales



## July



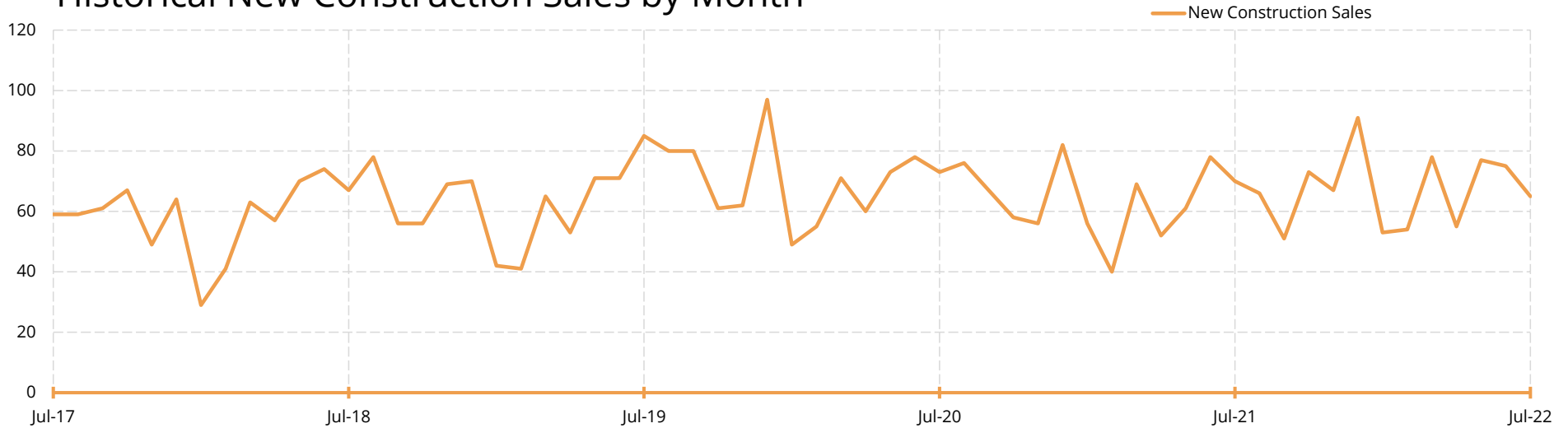
## YTD



## New Construction

Month	Sales	YoY Chg
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%
Mar-22	78	13.0%
Apr-22	55	5.8%
May-22	77	26.2%
Jun-22	75	-3.8%
Jul-22	65	-7.1%
12-month Avg	67	5.2%

## Historical New Construction Sales by Month



# Area Overview - Total Market



Geography	New Listings			Sales			Median Sales Price			Active Listings			Months Supply		
	Jul-21	Jul-22	% chg	Jul-21	Jul-22	% chg	Jul-21	Jul-22	% chg	Jul-21	Jul-22	% chg	Jul-21	Jul-22	% chg
Albemarle County	212	<b>189</b>	-10.8%	232	<b>191</b>	-17.7%	\$418,426	<b>\$488,000</b>	16.6%	273	<b>305</b>	11.7%	1.5	<b>1.9</b>	23.5%
Charlottesville	64	<b>54</b>	-15.6%	72	<b>65</b>	-9.7%	\$388,559	<b>\$401,000</b>	3.2%	80	<b>62</b>	-22.5%	1.6	<b>1.2</b>	-22.9%
Fluvanna County	84	<b>66</b>	-21.4%	58	<b>53</b>	-8.6%	\$319,950	<b>\$385,750</b>	20.6%	56	<b>92</b>	64.3%	1.0	<b>1.9</b>	82.3%
Greene County	27	<b>34</b>	25.9%	32	<b>22</b>	-31.3%	\$367,500	<b>\$321,000</b>	-12.7%	42	<b>65</b>	54.8%	1.5	<b>2.2</b>	43.8%
Louisa County	95	<b>108</b>	13.7%	78	<b>77</b>	-1.3%	\$329,897	<b>\$334,844</b>	1.5%	108	<b>184</b>	70.4%	1.4	<b>2.5</b>	82.6%
Nelson County	46	<b>30</b>	-34.8%	41	<b>32</b>	-22.0%	\$385,000	<b>\$377,000</b>	-2.1%	65	<b>62</b>	-4.6%	1.3	<b>1.7</b>	36.5%

# Area Overview - Total Market YTD



Geography	New Listings YTD			Sales YTD			Median Sales Price YTD			Active Listings YTD		
	Jul-21	Jul-22	% chg	Jul-21	Jul-22	% chg	Jul-21	Jul-22	% chg	Jul-21	Jul-22	% chg
Albemarle County	1,763	<b>1,554</b>	-11.9%	1,332	<b>1,099</b>	-17.5%	\$429,450	<b>\$480,000</b>	11.8%	273	<b>305</b>	11.7%
Charlottesville	468	<b>430</b>	-8.1%	385	<b>354</b>	-8.1%	\$405,000	<b>\$428,000</b>	5.7%	80	<b>62</b>	-22.5%
Fluvanna County	482	<b>477</b>	-1.0%	381	<b>331</b>	-13.1%	\$281,133	<b>\$340,000</b>	20.9%	56	<b>92</b>	64.3%
Greene County	240	<b>278</b>	15.8%	193	<b>211</b>	9.3%	\$340,500	<b>\$362,967</b>	6.6%	42	<b>65</b>	54.8%
Louisa County	669	<b>757</b>	13.2%	538	<b>485</b>	-9.9%	\$309,900	<b>\$350,000</b>	12.9%	108	<b>184</b>	70.4%
Nelson County	315	<b>302</b>	-4.1%	294	<b>228</b>	-22.4%	\$315,000	<b>\$380,000</b>	20.6%	65	<b>62</b>	-4.6%

# Area Overview - Single Family Detached Market



Geography	New Listings			Sales			Median Sales Price			Active Listings			Months Supply		
	Jul-21	Jul-22	% chg	Jul-21	Jul-22	% chg	Jul-21	Jul-22	% chg	Jul-21	Jul-22	% chg	Jul-21	Jul-22	% chg
Albemarle County	192	<b>171</b>	-10.9%	211	<b>178</b>	-15.6%	\$440,000	<b>\$495,000</b>	12.5%	262	<b>283</b>	8.0%	1.6	<b>1.9</b>	22.0%
Charlottesville	58	<b>43</b>	-25.9%	58	<b>52</b>	-10.3%	\$412,750	<b>\$413,750</b>	0.2%	63	<b>49</b>	-22.2%	1.5	<b>1.1</b>	-23.7%
Fluvanna County	84	<b>66</b>	-21.4%	58	<b>53</b>	-8.6%	\$319,950	<b>\$385,750</b>	20.6%	56	<b>92</b>	64.3%	1.0	<b>1.9</b>	82.3%
Greene County	27	<b>34</b>	25.9%	32	<b>22</b>	-31.3%	\$367,500	<b>\$321,000</b>	-12.7%	42	<b>65</b>	54.8%	1.5	<b>2.2</b>	43.8%
Louisa County	94	<b>107</b>	13.8%	78	<b>76</b>	-2.6%	\$329,897	<b>\$334,922</b>	1.5%	107	<b>184</b>	72.0%	1.4	<b>2.5</b>	83.8%
Nelson County	33	<b>24</b>	-27.3%	32	<b>21</b>	-34.4%	\$412,000	<b>\$401,000</b>	-2.7%	54	<b>49</b>	-9.3%	1.6	<b>2.1</b>	31.4%

# Area Overview - Single Family Detached Market YTD



Geography	New Listings YTD			Sales YTD			Median Sales Price YTD			Active Listings YTD		
	Jul-21	Jul-22	% chg	Jul-21	Jul-22	% chg	Jul-21	Jul-22	% chg	Jul-21	Jul-22	% chg
Albemarle County	1,597	<b>1,384</b>	-13.3%	1,225	<b>995</b>	-18.8%	\$442,000	<b>\$500,050</b>	13.1%	262	<b>283</b>	8.0%
Charlottesville	398	<b>365</b>	-8.3%	329	<b>304</b>	-7.6%	\$428,000	<b>\$458,500</b>	7.1%	63	<b>49</b>	-22.2%
Fluvanna County	482	<b>476</b>	-1.2%	381	<b>330</b>	-13.4%	\$281,133	<b>\$340,000</b>	20.9%	56	<b>92</b>	64.3%
Greene County	240	<b>278</b>	15.8%	193	<b>211</b>	9.3%	\$340,500	<b>\$362,967</b>	6.6%	42	<b>65</b>	54.8%
Louisa County	667	<b>754</b>	13.0%	535	<b>483</b>	-9.7%	\$309,000	<b>\$350,000</b>	13.3%	107	<b>184</b>	72.0%
Nelson County	214	<b>191</b>	-10.7%	191	<b>144</b>	-24.6%	\$409,000	<b>\$469,000</b>	14.7%	54	<b>49</b>	-9.3%

# Area Overview - Townhome & Condo Market



Geography	New Listings			Sales			Median Sales Price			Active Listings			Months Supply		
	Jul-21	Jul-22	% chg	Jul-21	Jul-22	% chg	Jul-21	Jul-22	% chg	Jul-21	Jul-22	% chg	Jul-21	Jul-22	% chg
Albemarle County	20	<b>18</b>	-10.0%	21	<b>13</b>	-38.1%	\$212,500	<b>\$297,000</b>	39.8%	11	<b>22</b>	100.0%	0.8	<b>1.3</b>	76.6%
Charlottesville	6	<b>11</b>	83.3%	14	<b>13</b>	-7.1%	\$227,500	<b>\$265,000</b>	16.5%	17	<b>13</b>	-23.5%	2.2	<b>1.8</b>	-17.4%
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	1	<b>1</b>	0.0%	0	<b>1</b>	n/a	\$0	<b>\$294,000</b>	n/a	1	<b>0</b>	-100.0%	1.7	<b>0.0</b>	-100.0%
Nelson County	13	<b>6</b>	-53.8%	9	<b>11</b>	22.2%	\$160,000	<b>\$215,000</b>	34.4%	11	<b>13</b>	18.2%	0.6	<b>1.0</b>	65.6%

# Area Overview - Townhome & Condo Market YTD



Geography	New Listings YTD			Sales YTD			Median Sales Price YTD			Active Listings YTD		
	Jul-21	Jul-22	% chg	Jul-21	Jul-22	% chg	Jul-21	Jul-22	% chg	Jul-21	Jul-22	% chg
Albemarle County	166	<b>170</b>	2.4%	107	<b>104</b>	-2.8%	\$180,000	<b>\$282,450</b>	56.9%	11	<b>22</b>	100.0%
Charlottesville	70	<b>65</b>	-7.1%	56	<b>50</b>	-10.7%	\$250,000	<b>\$327,000</b>	30.8%	17	<b>13</b>	-23.5%
Fluvanna County	0	<b>1</b>	n/a	0	<b>1</b>	n/a	\$0	<b>\$400,000</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	2	<b>3</b>	50.0%	3	<b>2</b>	-33.3%	\$412,000	<b>\$417,000</b>	1.2%	1	<b>0</b>	-100.0%
Nelson County	101	<b>111</b>	9.9%	103	<b>84</b>	-18.4%	\$162,500	<b>\$235,500</b>	44.9%	11	<b>13</b>	18.2%





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Data and analysis provided by Virginia REALTORS® Chief Economist, Ryan Price

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