

OCTOBER
2024

CAAR CHARLOTTESVILLE AREA MARKET INDICATORS REPORT

CUSTOM REPORT PREPARED BY
VIRGINIA REALTORS®

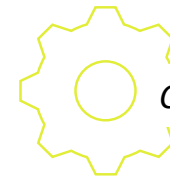


CAAR Market Indicators Report



Key Market Trends: October 2024

- In the CAAR region, sales increased this month after cooling the prior two months.** In October, there were 306 home sales in the area, 4.8% more than a year ago, an additional 14 sales. Albemarle County had the largest influx of sales with 19 more compared to the previous year (+17.1%). Sales activity fell in Nelson County with eight fewer sales (-25.0%) and Louisa County with six fewer sales than last year (-8.6%).
- Pending sales were up for the second straight month in the CAAR area.** There were 323 pending sales in October, 21 more pending sales than the previous year, increasing by 7.0%. Fluvanna County saw the biggest uptick in pending sales with 13 more pending sales (+56.5%) than last year, followed by Louisa County with 12 additional pending sales (+19.0%). The only market where pending sales decreased was Albemarle County with 15 pending fewer sales than the year before (-10.9%). Pending sales activity was flat in the Charlottesville market this month.
- Home prices rose sharply in most parts of the CAAR footprint.** The regionwide median sales price was \$475,000 in the month of October, 11.8% higher than last year, a \$50,000 median price jump. Prices in Charlottesville went up 26.3% or \$104,000, bringing the median price to \$499,000. The Albemarle County market also had robust median price growth this month, climbing more than \$48,000 from last year to \$543,078, a 9.7% increase. In Nelson County, the median price of a home was \$462,225 this month, \$27,275 less than a year earlier, dipping by 5.6%.
- More active listings are on the market in the region, providing additional options for buyers.** At the end of October, there were 859 active listings on the market, 56 more listings than last year, increasing by 7.0%. Charlottesville had five more listings on the market than a year ago (+8.5%), and Louisa County had 12 more listings (+5.7%). Greene County had the biggest decline in listings this month with nine fewer listings than last October (-14.8%).



CAAR Market Dashboard

YoY Chg	Oct-24	Indicator
▲ 4.8%	306	Sales
▲ 7.0%	323	Pending Sales
▲ 1.1%	450	New Listings
▲ 11.8%	\$475,326	Median List Price
▲ 11.8%	\$475,000	Median Sales Price
▲ 1.7%	\$246	Median Price Per Square Foot
▲ 13.9%	\$177.7	Sold Dollar Volume (in millions)
— 0.0%	100.0%	Median Sold/Ask Price Ratio
▼ -15.8%	8	Median Days on Market
▲ 7.0%	859	Active Listings
▲ 10.6%	2.9	Months of Supply
▲ 17.5%	67	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.

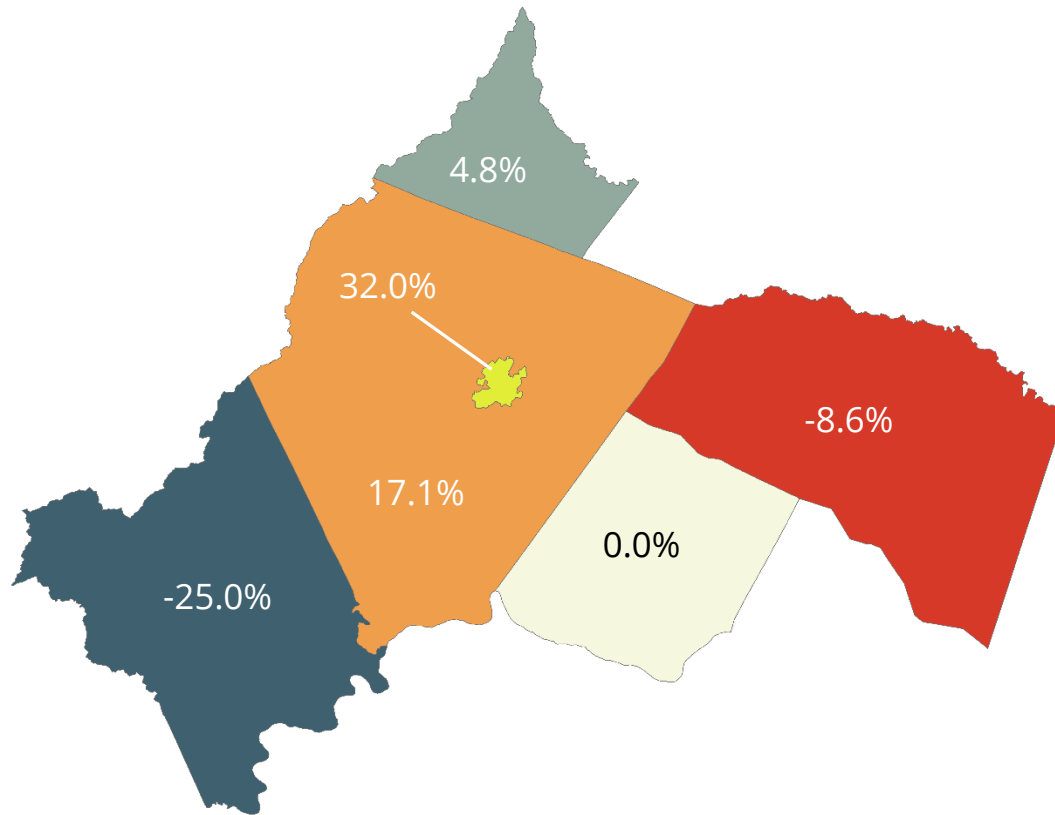
REALTORS® are well-informed about critical factors that affect your specific market area – such as changes in market conditions, consumer attitudes and interest rates.

Are You Ready to Buy or Sell Real Estate?

Contact an experienced REALTOR®.

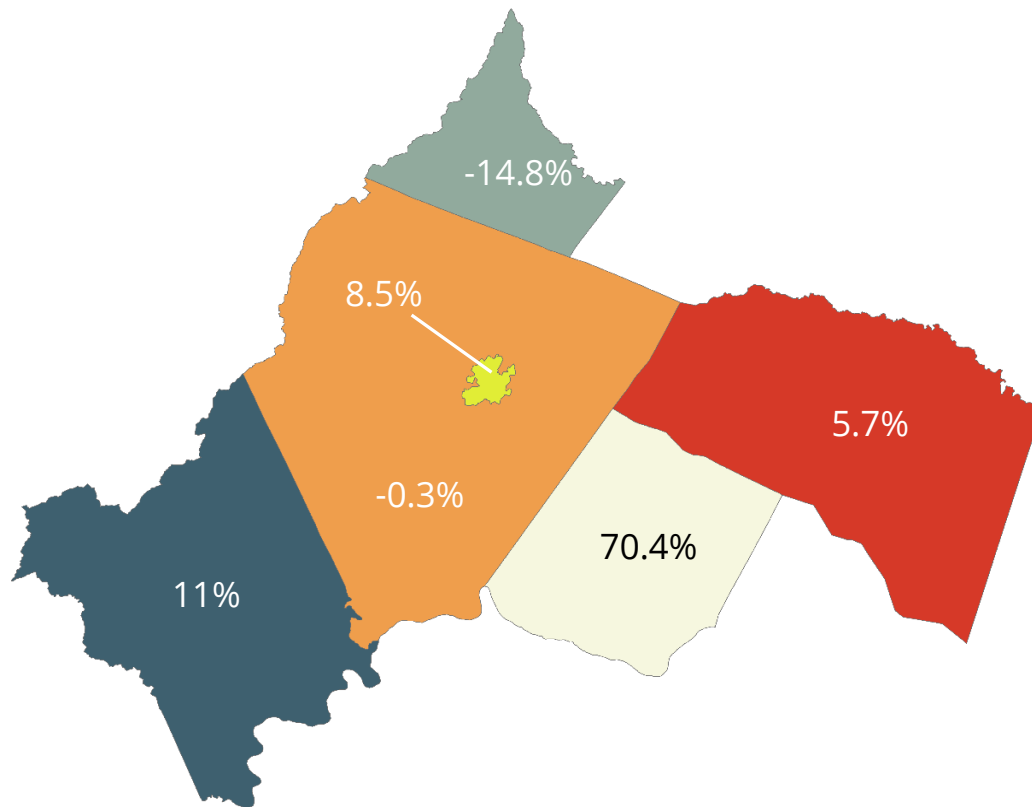


Market Activity - CAAR Footprint



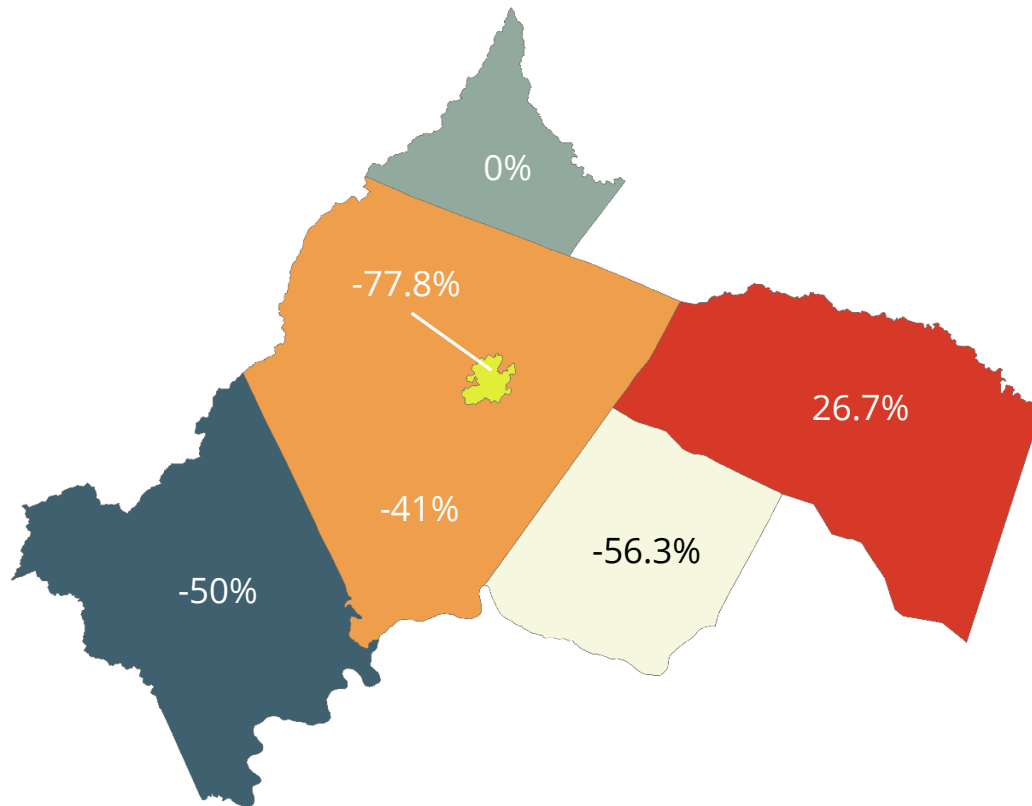
<i>Jurisdiction</i>	Total Sales		
	Oct-23	Oct-24	% Chg
Albemarle County	111	130	17.1%
Charlottesville	25	33	32.0%
Fluvanna County	33	33	0.0%
Greene County	21	22	4.8%
Louisa County	70	64	-8.6%
Nelson County	32	24	-25.0%
CAAR	292	306	4.8%

Active Listings: Total Inventory (includes proposed listings)



Jurisdiction	Active Listings		% Chg
	Oct-23	Oct-24	
Albemarle County	319	318	-0.3%
Charlottesville	59	64	8.5%
Fluvanna County	54	92	70.4%
Greene County	61	52	-14.8%
Louisa County	210	222	5.7%
Nelson County	100	111	11.0%
CAAR	803	859	7.0%

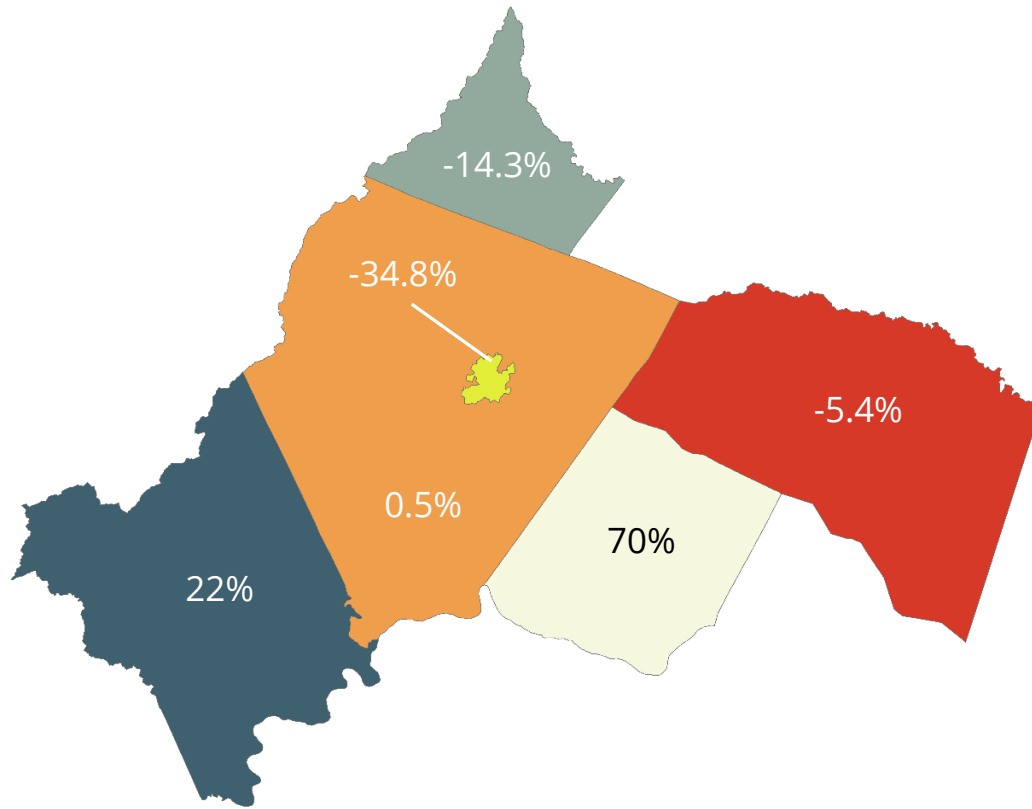
Active Listings: Proposed Listings



Active Listings
Proposed Listings

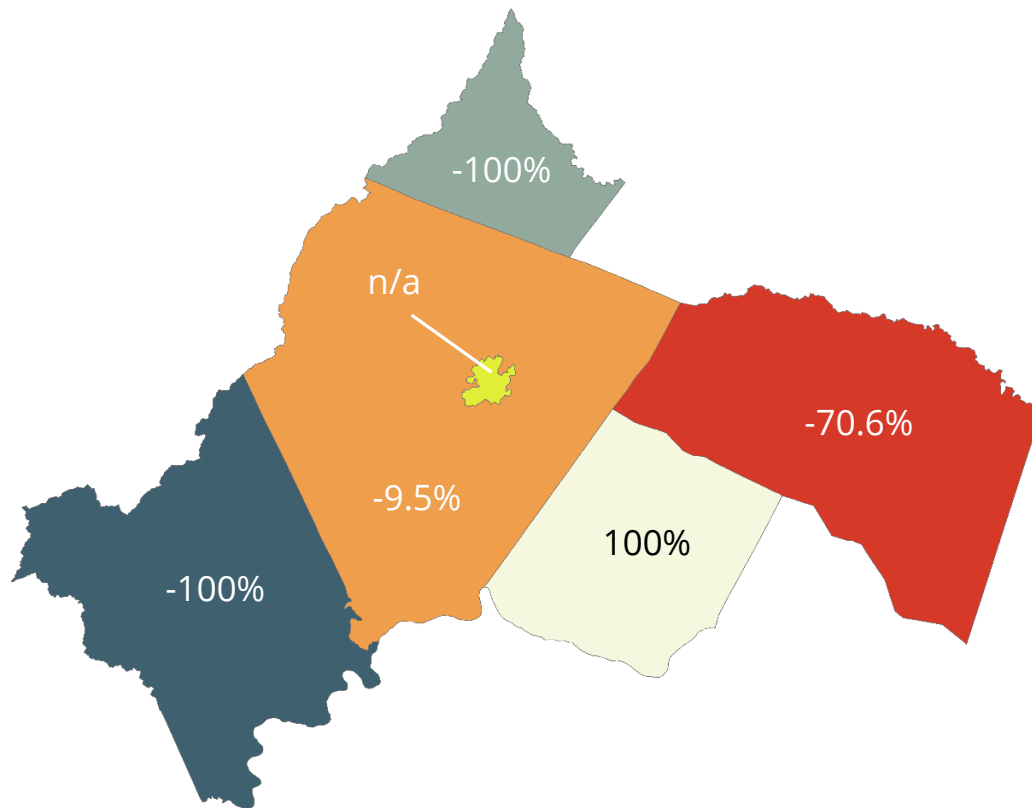
<i>Jurisdiction</i>	Oct-23	Oct-24	% Chg
Albemarle County	100	59	-41.0%
Charlottesville	9	2	-77.8%
Fluvanna County	16	7	-56.3%
Greene County	3	3	0.0%
Louisa County	15	19	26.7%
Nelson County	2	1	-50.0%
CAAR	145	91	-37.2%

New Listings: Total Inventory (includes proposed listings)



Jurisdiction	New Listings		% Chg
	Oct-23	Oct-24	
Albemarle County	189	190	0.5%
Charlottesville	46	30	-34.8%
Fluvanna County	30	51	70.0%
Greene County	28	24	-14.3%
Louisa County	111	105	-5.4%
Nelson County	41	50	22.0%
CAAR	445	450	1.1%

New Listings: Proposed Listings



New Listings
Proposed Listings

<i>Jurisdiction</i>	Oct-23	Oct-24	% Chg
Albemarle County	21	19	-9.5%
Charlottesville	0	0	n/a
Fluvanna County	2	4	100.0%
Greene County	1	0	-100.0%
Louisa County	17	5	-70.6%
Nelson County	1	0	-100.0%
CAAR	42	28	-33.3%

Total Market Overview



Key Metrics	2-year Trends		Oct-23	Oct-24	YoY Chg	2023 YTD	2024 YTD	YoY Chg
	Oct-22	Oct-24						
Sales			292	306	4.8%	3,108	3,074	-1.1%
Pending Sales			302	323	7.0%	3,480	3,405	-2.2%
New Listings			445	450	1.1%	4,496	4,636	3.1%
Median List Price			\$425,000	\$475,326	11.8%	\$429,990	\$458,670	6.7%
Median Sales Price			\$425,000	\$475,000	11.8%	\$430,000	\$453,640	5.5%
Median Price Per Square Foot			\$242	\$246	1.7%	\$240	\$253	5.4%
Sold Dollar Volume (in millions)			\$156.0	\$177.7	13.9%	\$1,665.9	\$1,754.8	5.3%
Median Sold/Ask Price Ratio			100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
Average Days on Market			10	8	-15.8%	8	10	25.0%
Active Listings			803	859	7.0%	n/a	n/a	n/a
Months of Supply			2.6	2.9	10.6%	n/a	n/a	n/a

Single-Family Detached Market Overview



Key Metrics	2-year Trends		Oct-23	Oct-24	YoY Chg	2023 YTD	2024 YTD	YoY Chg
	Oct-22	Oct-24						
Sales			276	284	2.9%	2,851	2,830	-0.7%
Pending Sales			279	302	8.2%	3,197	3,158	-1.2%
New Listings			416	412	-1.0%	4,161	4,297	3.3%
Median List Price			\$427,000	\$485,000	13.6%	\$443,175	\$470,000	6.1%
Median Sales Price			\$427,500	\$482,276	12.8%	\$445,000	\$467,059	5.0%
Median Price Per Square Foot			\$242	\$246	1.9%	\$240	\$252	5.2%
Sold Dollar Volume (in millions)			\$149.1	\$168.5	13.0%	\$1,575.5	\$1,652.5	4.9%
Median Sold/Ask Price Ratio			100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
Average Days on Market			10	9	-15.0%	8	10	25.0%
Active Listings			748	790	5.6%	n/a	n/a	n/a
Months of Supply			2.6	2.9	8.3%	n/a	n/a	n/a

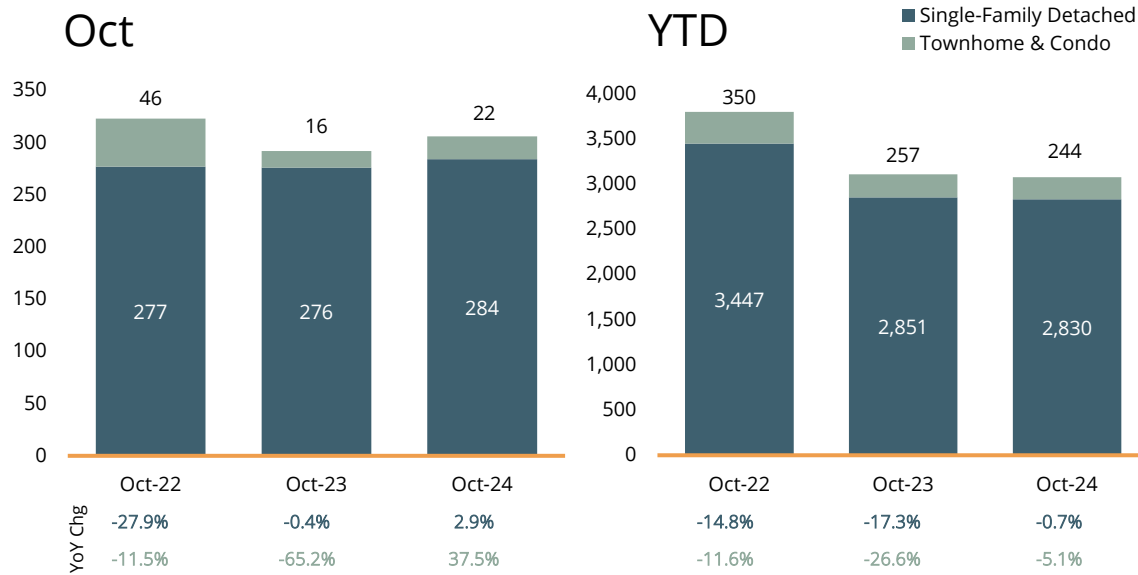
Townhome & Condo Market Overview



Key Metrics	2-year Trends		Oct-23	Oct-24	YoY Chg	2023 YTD	2024 YTD	YoY Chg
	Oct-22	Oct-24						
Sales			16	22	37.5%	257	244	-5.1%
Pending Sales			23	21	-8.7%	283	247	-12.7%
New Listings			29	38	31.0%	335	339	1.2%
Median List Price			\$300,000	\$337,950	12.7%	\$280,000	\$283,500	1.3%
Median Sales Price			\$293,500	\$338,450	15.3%	\$290,000	\$280,000	-3.4%
Median Price Per Square Foot			\$259	\$251	-3.2%	\$246	\$261	6.1%
Sold Dollar Volume (in millions)			\$6.9	\$9.2	32.0%	\$90.5	\$102.3	13.1%
Median Sold/Ask Price Ratio			99.5%	100.0%	0.5%	100.0%	100.0%	0.0%
Average Days on Market			8	6	-20.0%	8	8	0.0%
Active Listings			55	69	25.5%	n/a	n/a	n/a
Months of Supply			2.0	2.9	41.1%	n/a	n/a	n/a

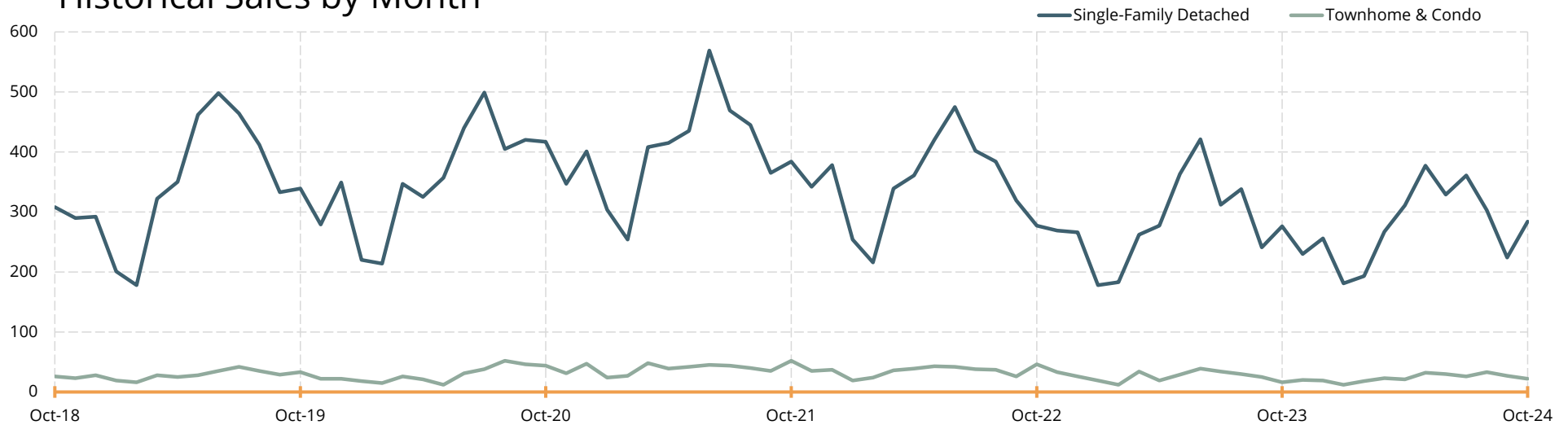
Source: Virginia REALTORS®, data accessed November 15, 2024

Sales

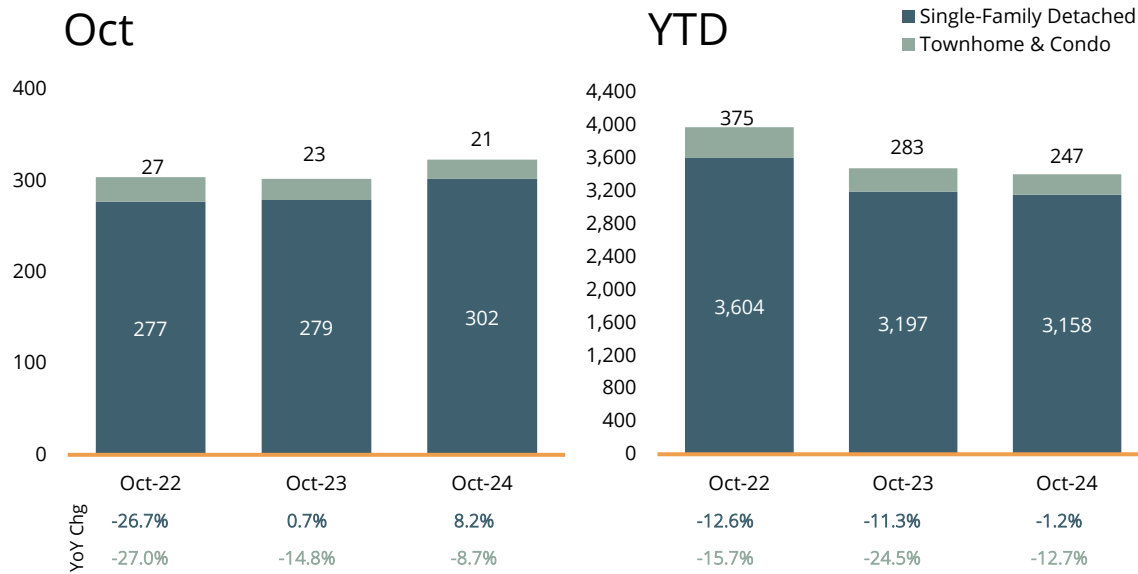


Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Nov-23	230	-14.5%	20	-39.4%
Dec-23	256	-3.8%	19	-26.9%
Jan-24	181	1.7%	12	-36.8%
Feb-24	193	5.5%	18	50.0%
Mar-24	267	1.9%	23	-32.4%
Apr-24	311	12.3%	21	10.5%
May-24	377	3.9%	32	10.3%
Jun-24	329	-21.9%	30	-23.1%
Jul-24	361	15.7%	26	-23.5%
Aug-24	303	-10.4%	33	10.0%
Sep-24	224	-7.1%	27	8.0%
Oct-24	284	2.9%	22	37.5%
12-month Avg	276	-2.1%	24	-10.4%

Historical Sales by Month

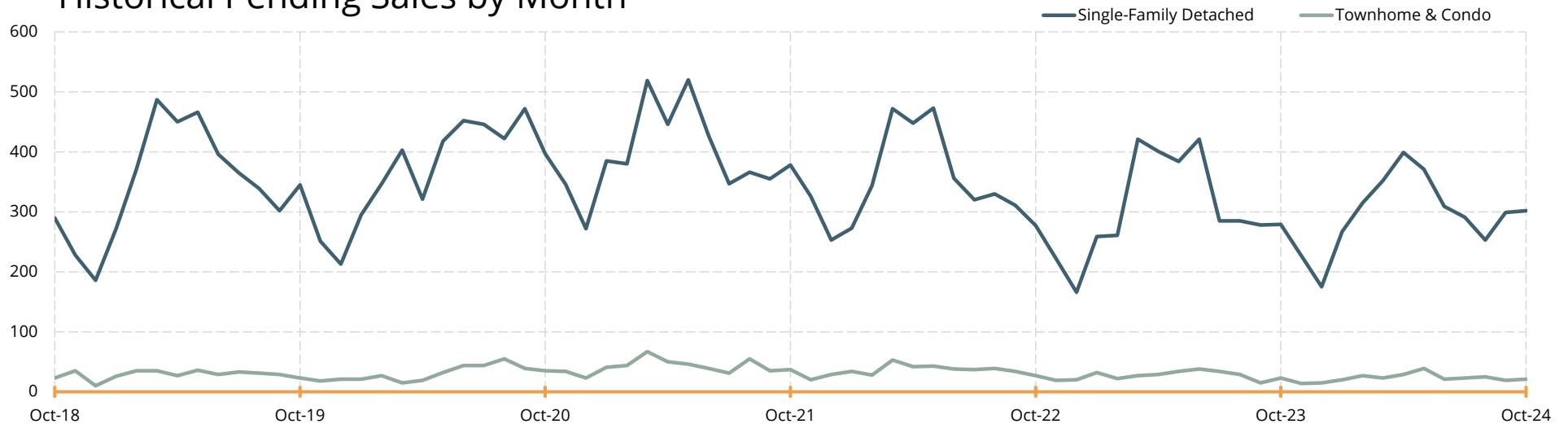


Pending Sales

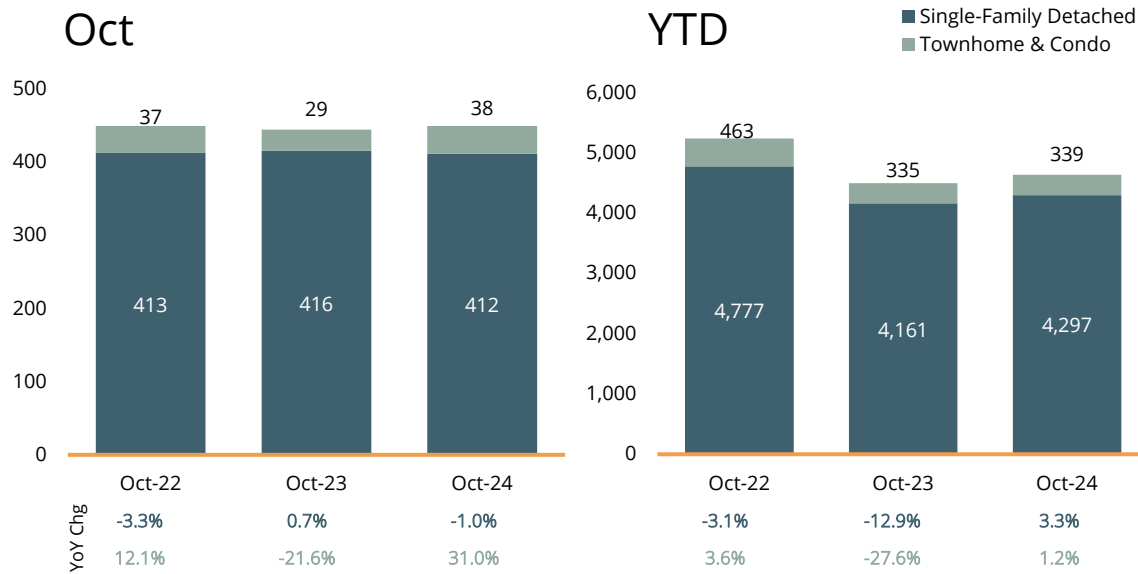


Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Nov-23	227	2.3%	14	-26.3%
Dec-23	175	5.4%	15	-25.0%
Jan-24	267	3.1%	20	-37.5%
Feb-24	315	20.7%	27	22.7%
Mar-24	352	-16.4%	23	-14.8%
Apr-24	399	-0.5%	29	0.0%
May-24	371	-3.4%	39	14.7%
Jun-24	309	-26.6%	21	-44.7%
Jul-24	291	2.1%	23	-32.4%
Aug-24	253	-11.2%	25	-13.8%
Sep-24	299	7.6%	19	26.7%
Oct-24	302	8.2%	21	-8.7%
12-month Avg	297	-2.8%	23	-14.3%

Historical Pending Sales by Month

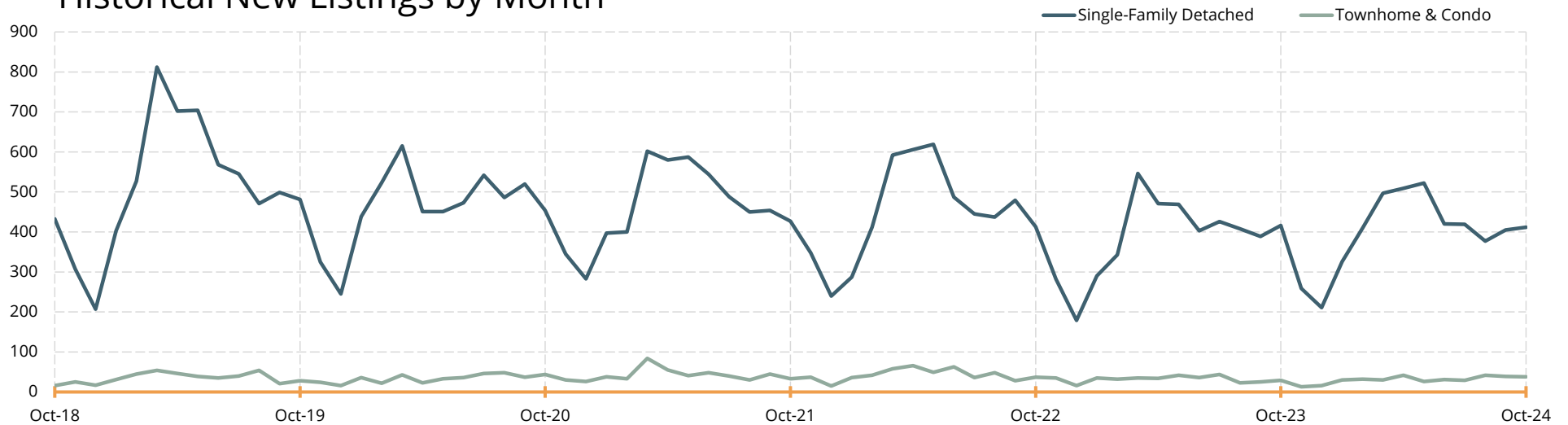


New Listings

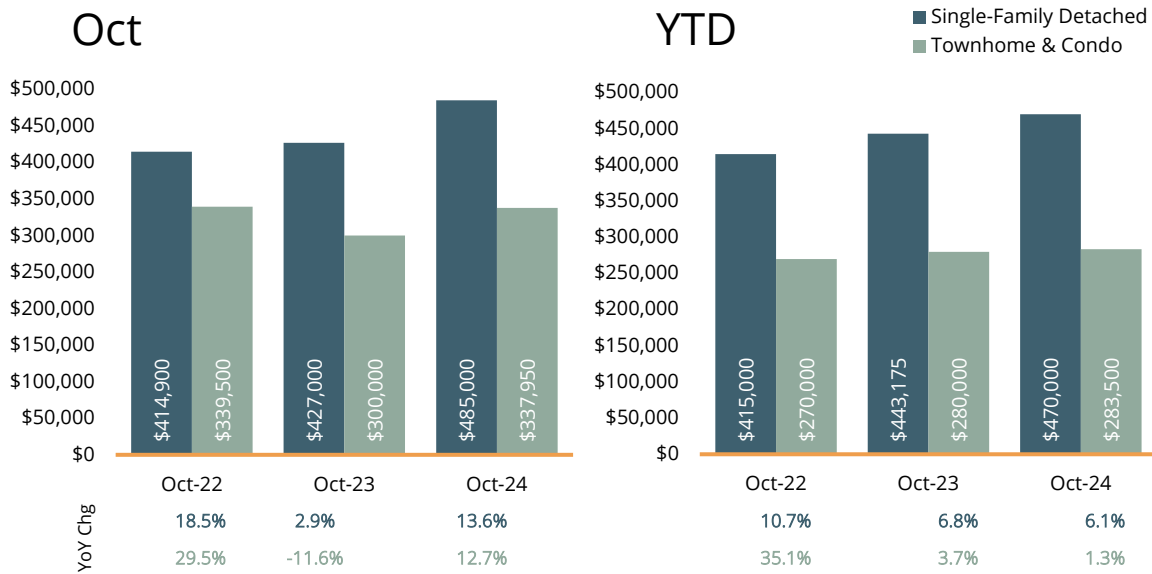


Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Nov-23	259	-8.2%	13	-62.9%
Dec-23	211	17.9%	16	0.0%
Jan-24	326	12.4%	30	-14.3%
Feb-24	410	19.5%	32	0.0%
Mar-24	497	-9.0%	30	-14.3%
Apr-24	509	8.1%	42	23.5%
May-24	522	11.3%	26	-38.1%
Jun-24	420	4.2%	31	-13.9%
Jul-24	419	-1.6%	29	-34.1%
Aug-24	377	-7.6%	42	82.6%
Sep-24	405	4.1%	39	56.0%
Oct-24	412	-1.0%	38	31.0%
12-month Avg	397	3.1%	31	-4.7%

Historical New Listings by Month

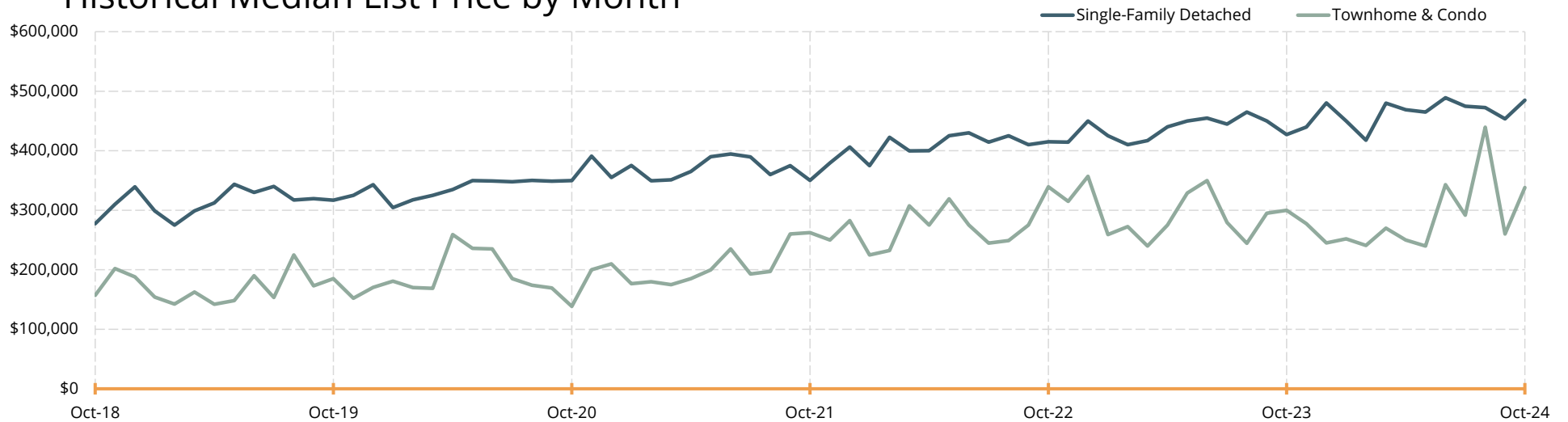


Median List Price

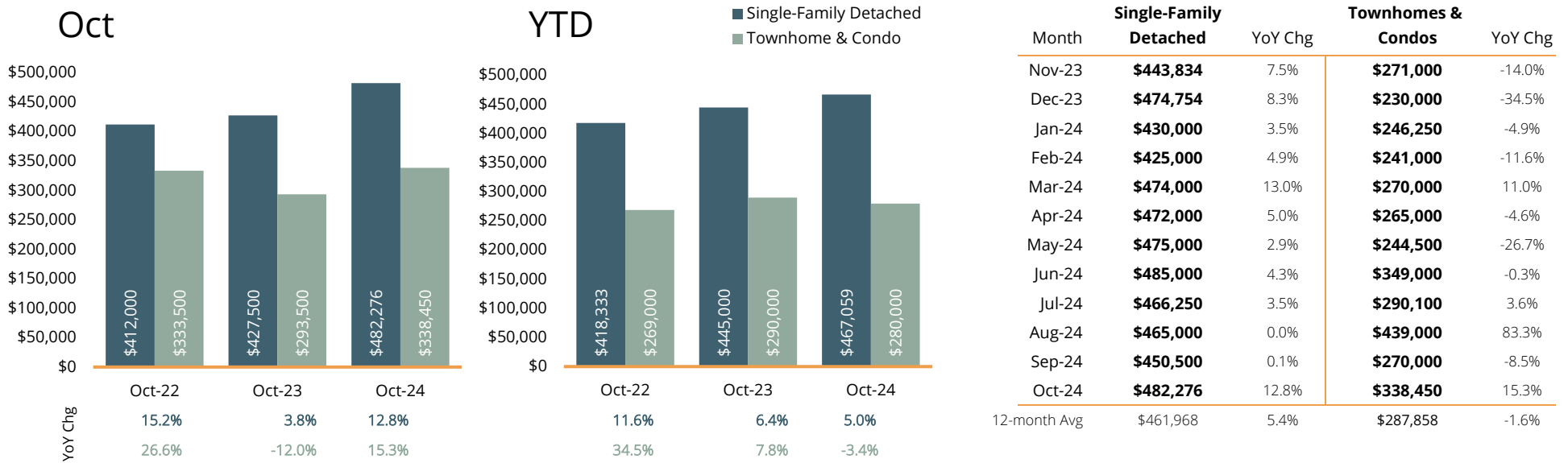


Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Nov-23	\$439,850	6.1%	\$277,450	-11.9%
Dec-23	\$480,215	6.7%	\$245,000	-31.4%
Jan-24	\$450,000	5.9%	\$252,000	-2.7%
Feb-24	\$417,700	1.9%	\$241,000	-11.6%
Mar-24	\$479,900	15.1%	\$270,000	12.5%
Apr-24	\$469,000	6.6%	\$250,000	-9.1%
May-24	\$465,000	3.3%	\$239,750	-27.1%
Jun-24	\$489,000	7.5%	\$342,950	-2.0%
Jul-24	\$474,900	6.8%	\$291,750	4.4%
Aug-24	\$472,460	1.6%	\$439,500	79.8%
Sep-24	\$453,615	0.8%	\$260,000	-11.9%
Oct-24	\$485,000	13.6%	\$337,950	12.7%
12-month Avg	\$464,720	6.3%	\$287,279	-2.0%

Historical Median List Price by Month

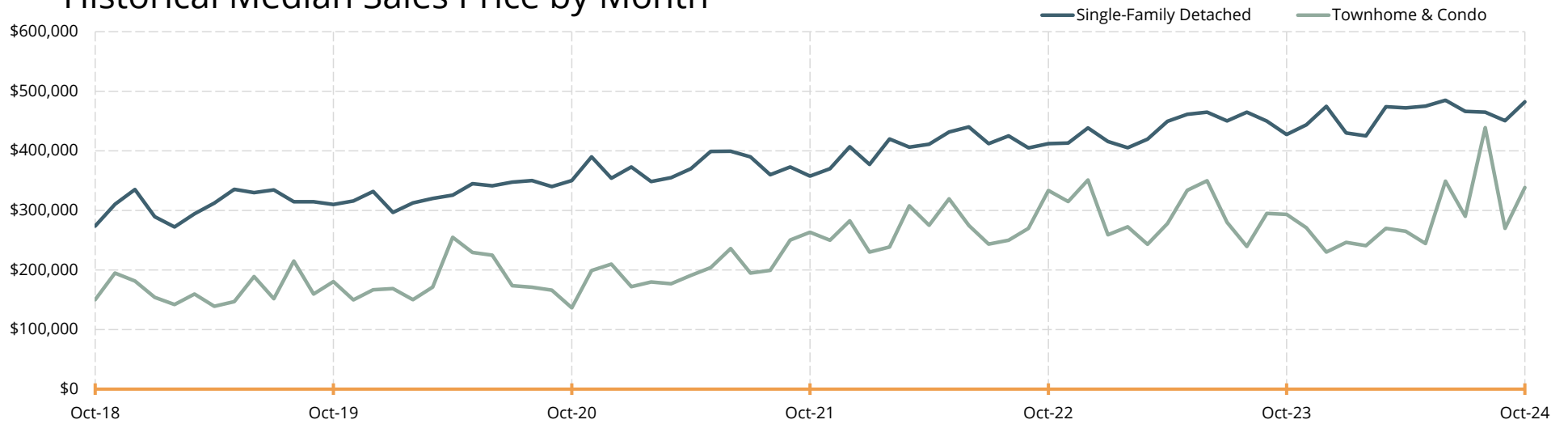


Median Sales Price



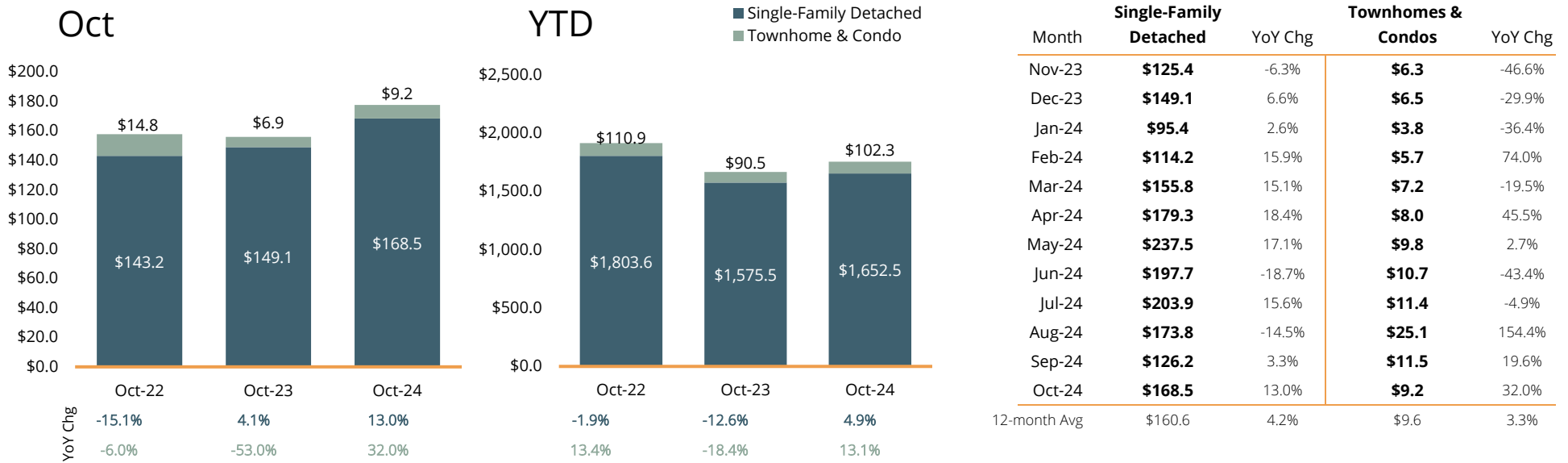
Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Nov-23	\$443,834	7.5%	\$271,000	-14.0%
Dec-23	\$474,754	8.3%	\$230,000	-34.5%
Jan-24	\$430,000	3.5%	\$246,250	-4.9%
Feb-24	\$425,000	4.9%	\$241,000	-11.6%
Mar-24	\$474,000	13.0%	\$270,000	11.0%
Apr-24	\$472,000	5.0%	\$265,000	-4.6%
May-24	\$475,000	2.9%	\$244,500	-26.7%
Jun-24	\$485,000	4.3%	\$349,000	-0.3%
Jul-24	\$466,250	3.5%	\$290,100	3.6%
Aug-24	\$465,000	0.0%	\$439,000	83.3%
Sep-24	\$450,500	0.1%	\$270,000	-8.5%
Oct-24	\$482,276	12.8%	\$338,450	15.3%
12-month Avg	\$461,968	5.4%	\$287,858	-1.6%

Historical Median Sales Price by Month

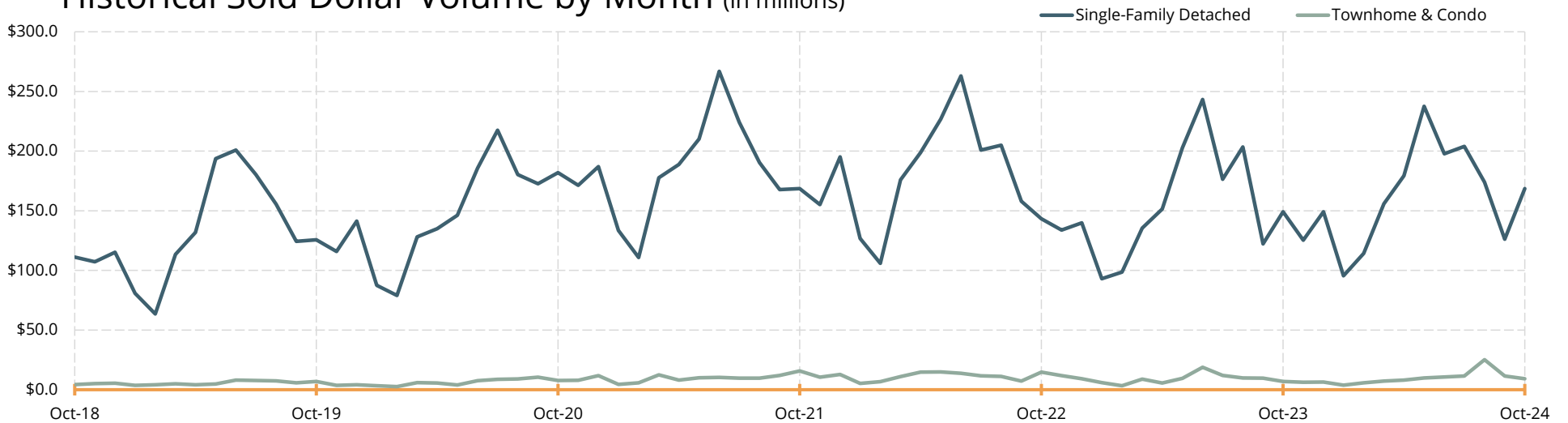


Source: Virginia REALTORS®, data accessed November 15, 2024

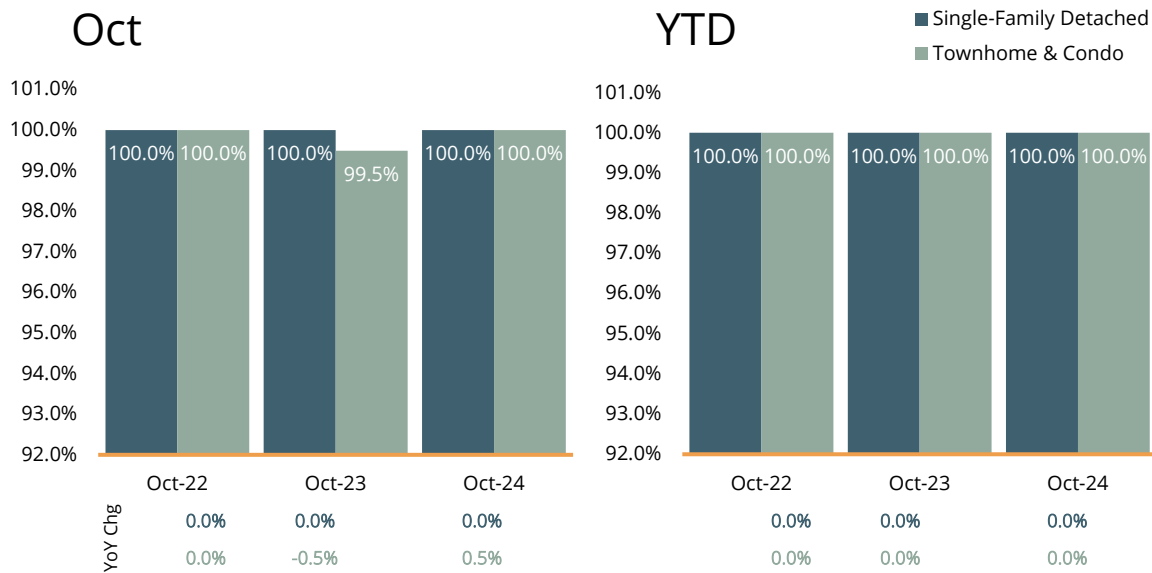
Sold Dollar Volume (in millions)



Historical Sold Dollar Volume by Month (in millions)

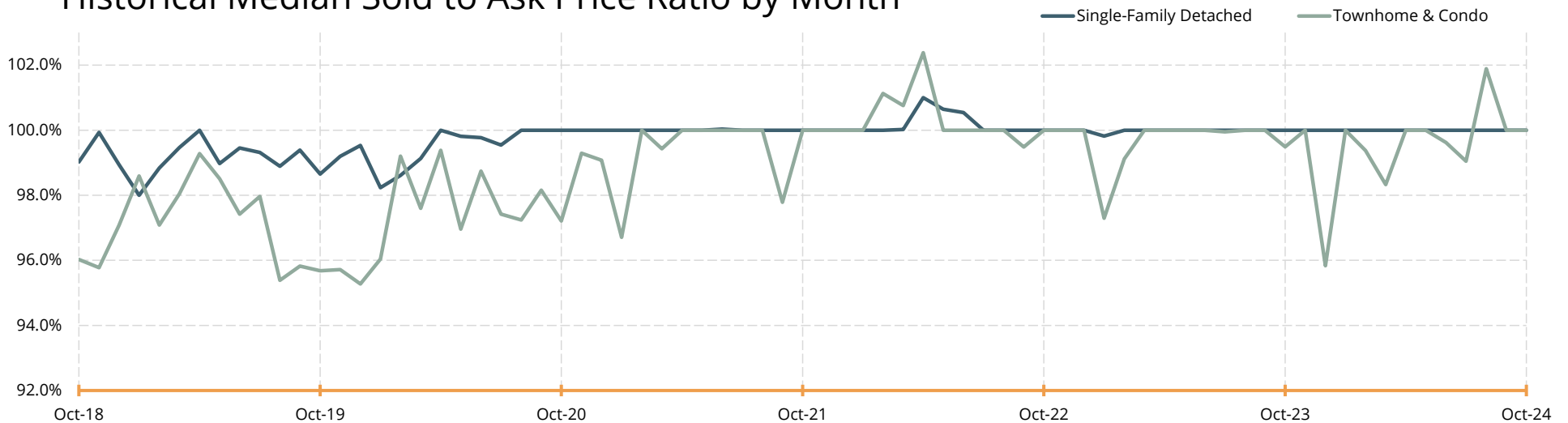


Median Sold to Ask Price Ratio

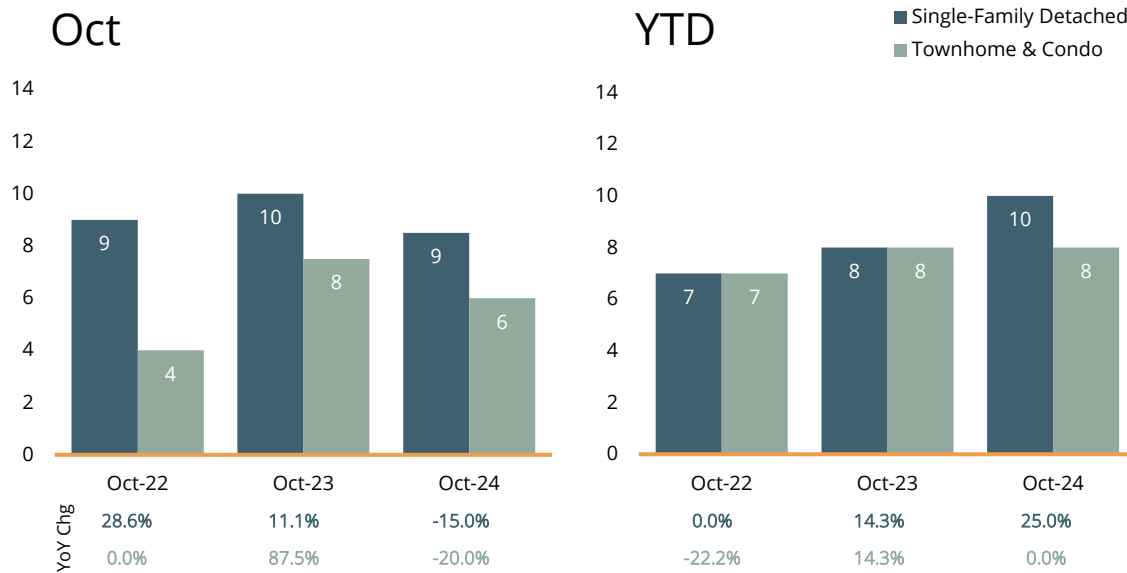


Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Nov-23	100.0%	0.0%	100.0%	0.0%
Dec-23	100.0%	0.0%	95.8%	-4.2%
Jan-24	100.0%	0.2%	100.0%	2.8%
Feb-24	100.0%	0.0%	99.4%	0.3%
Mar-24	100.0%	0.0%	98.3%	-1.7%
Apr-24	100.0%	0.0%	100.0%	0.0%
May-24	100.0%	0.0%	100.0%	0.0%
Jun-24	100.0%	0.0%	99.6%	-0.4%
Jul-24	100.0%	0.0%	99.0%	-0.9%
Aug-24	100.0%	0.0%	101.9%	1.9%
Sep-24	100.0%	0.0%	100.0%	0.0%
Oct-24	100.0%	0.0%	100.0%	0.5%
12-month Avg	100.0%	0.0%	99.5%	-0.1%

Historical Median Sold to Ask Price Ratio by Month

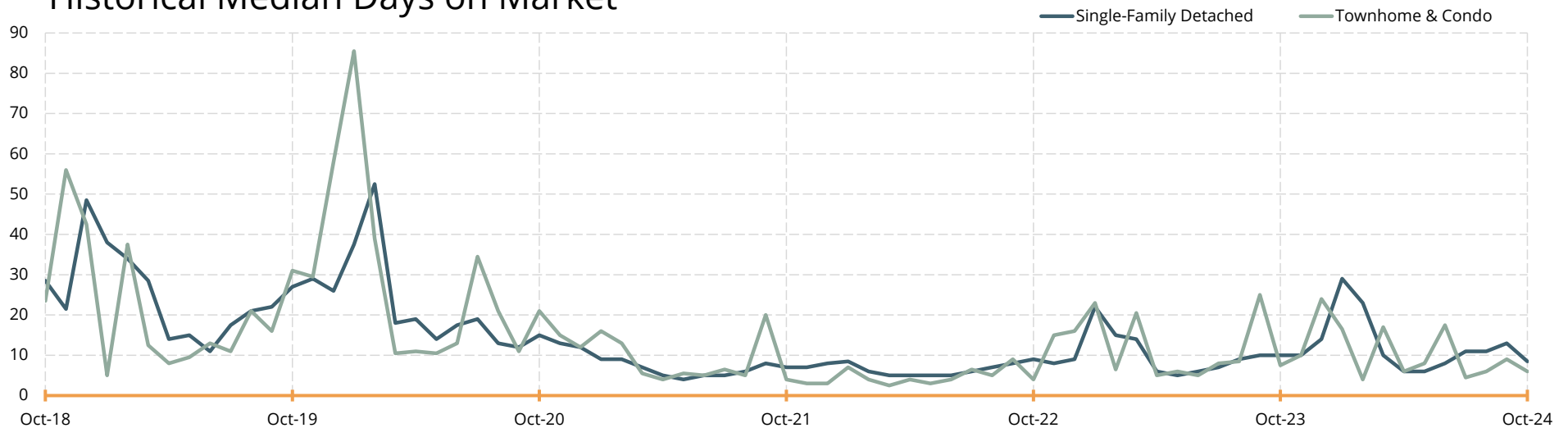


Median Days on Market



Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Nov-23	10	25.0%	10	-33.3%
Dec-23	14	55.6%	24	50.0%
Jan-24	29	31.8%	17	-28.3%
Feb-24	23	53.3%	4	-38.5%
Mar-24	10	-28.6%	17	-17.1%
Apr-24	6	0.0%	6	20.0%
May-24	6	20.0%	8	33.3%
Jun-24	8	33.3%	18	250.0%
Jul-24	11	57.1%	5	-43.8%
Aug-24	11	22.2%	6	-29.4%
Sep-24	13	30.0%	9	-64.0%
Oct-24	9	-15.0%	6	-20.0%
12-month Avg	12	23.6%	11	-12.0%

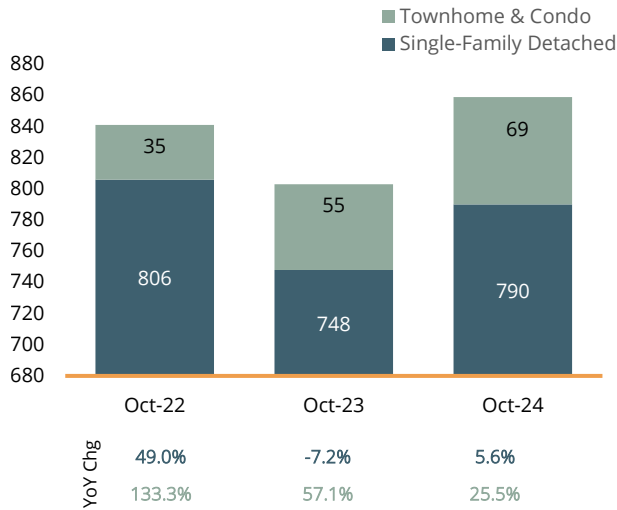
Historical Median Days on Market



Active Listings

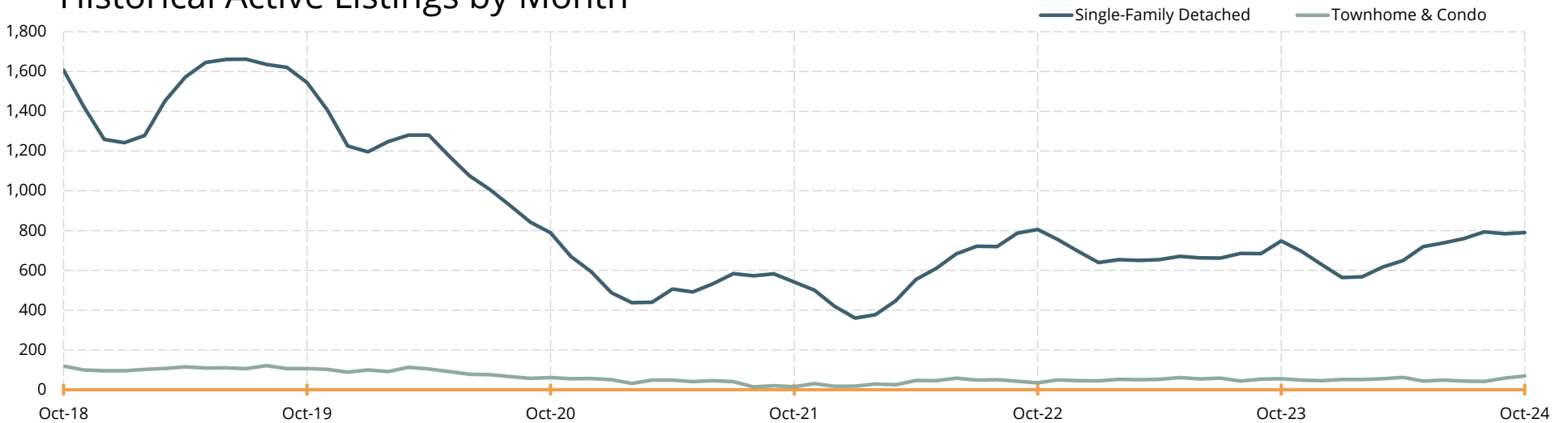


Oct



Month	Single-Family Detached		Townhomes & Condos	
	Count	YoY Chg	Count	YoY Chg
Nov-23	696	-7.8%	48	-2.0%
Dec-23	629	-9.5%	45	0.0%
Jan-24	564	-11.7%	51	15.9%
Feb-24	568	-13.1%	51	-1.9%
Mar-24	617	-5.1%	55	10.0%
Apr-24	649	-0.8%	62	19.2%
May-24	720	7.3%	43	-29.5%
Jun-24	738	11.3%	48	-11.1%
Jul-24	760	14.8%	43	-25.9%
Aug-24	794	15.9%	41	-4.7%
Sep-24	784	14.6%	58	9.4%
Oct-24	790	5.6%	69	25.5%
12-month Avg	692	1.8%	51	-0.3%

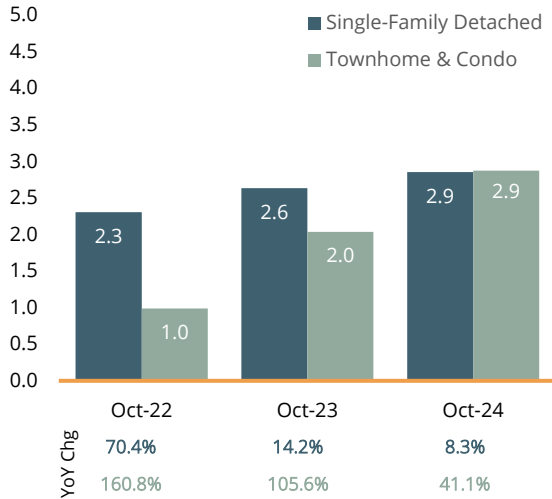
Historical Active Listings by Month



Months of Supply



Oct

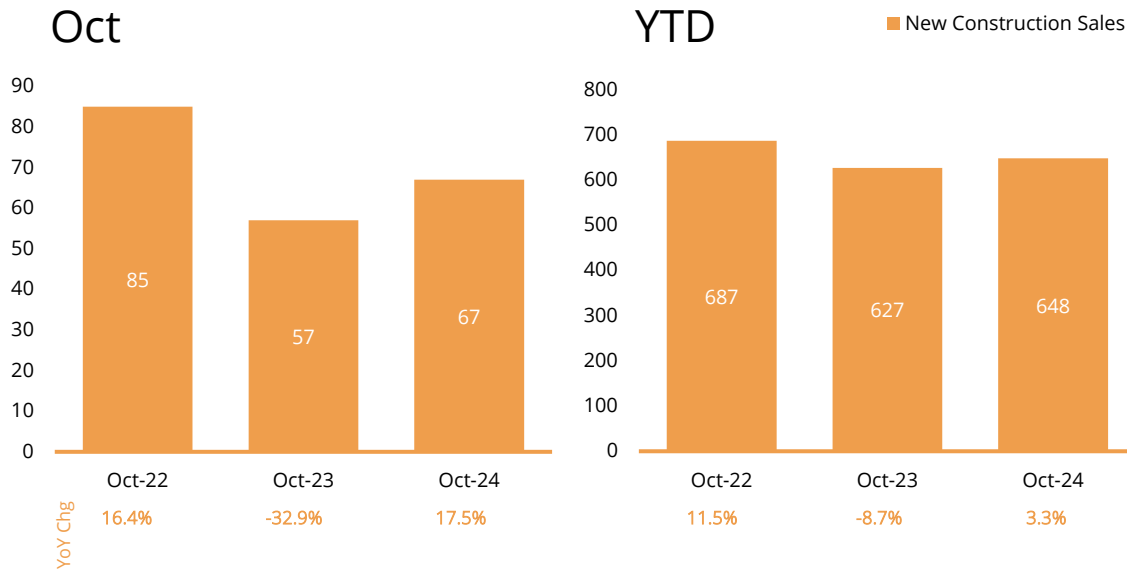


Month	Single-Family Detached		Townhomes & Condos	
	Months of Supply	YoY Chg	Months of Supply	YoY Chg
Nov-23	2.5	12.9%	1.8	32.2%
Dec-23	2.2	8.3%	1.8	33.6%
Jan-24	2.0	3.3%	2.0	58.4%
Feb-24	2.0	0.4%	2.0	28.0%
Mar-24	2.2	7.7%	2.2	48.2%
Apr-24	2.3	9.0%	2.5	51.5%
May-24	2.5	15.4%	1.7	-14.4%
Jun-24	2.7	21.4%	2.0	10.0%
Jul-24	2.7	20.4%	1.8	-6.7%
Aug-24	2.9	21.3%	1.7	16.7%
Sep-24	2.8	17.9%	2.5	34.6%
Oct-24	2.9	8.3%	2.9	41.1%
12-month Avg	2.5	12.5%	2.1	25.9%

Historical Months of Supply by Month

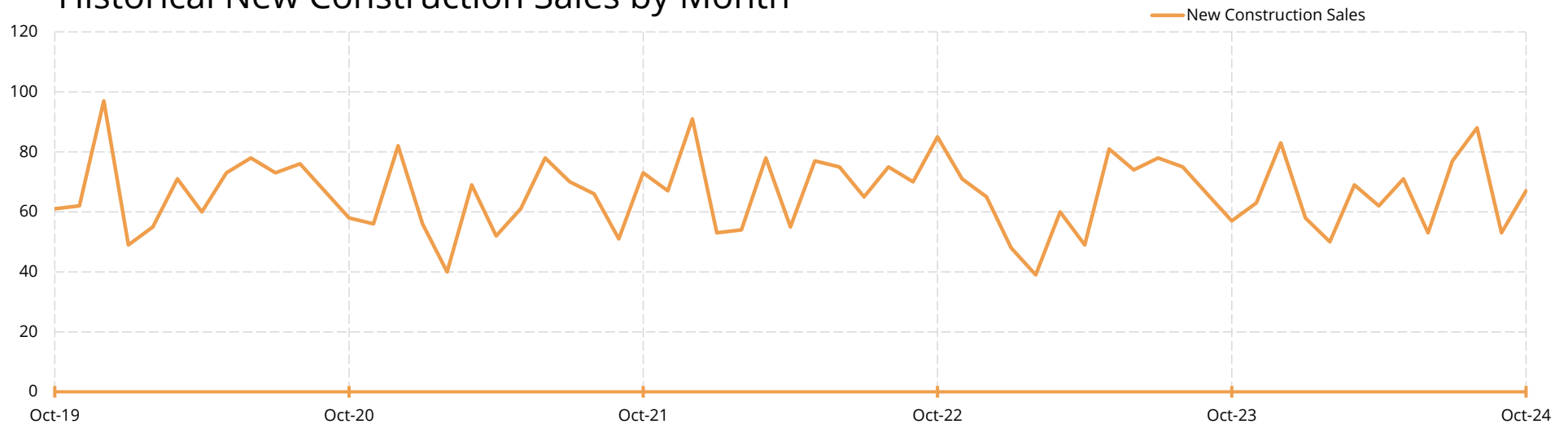


New Construction Sales



Month	Sales	YoY Chg
Nov-23	63	-11.3%
Dec-23	83	27.7%
Jan-24	58	20.8%
Feb-24	50	28.2%
Mar-24	69	15.0%
Apr-24	62	26.5%
May-24	71	-12.3%
Jun-24	53	-28.4%
Jul-24	77	-1.3%
Aug-24	88	17.3%
Sep-24	53	-19.7%
Oct-24	67	17.5%
12-month Avg	66	4.1%

Historical New Construction Sales by Month



Area Overview - Total Market



Geography	New Listings			Sales			Median Sales Price			Active Listings			Months Supply		
	Oct-23	Oct-24	% chg	Oct-23	Oct-24	% chg	Oct-23	Oct-24	% chg	Oct-23	Oct-24	% chg	Oct-23	Oct-24	% chg
Albemarle County	189	190	0.5%	111	130	17.1%	\$495,000	\$543,078	9.7%	319	318	-0.3%	2.4	2.5	4.5%
Charlottesville	46	30	-34.8%	25	33	32.0%	\$395,000	\$499,000	26.3%	59	64	8.5%	1.7	2.0	13.5%
Fluvanna County	30	51	70.0%	33	33	0.0%	\$354,805	\$375,000	5.7%	54	92	70.4%	1.4	3.0	118.0%
Greene County	28	24	-14.3%	21	22	4.8%	\$370,000	\$404,568	9.3%	61	52	-14.8%	3.3	2.4	-26.5%
Louisa County	111	105	-5.4%	70	64	-8.6%	\$385,000	\$420,000	9.1%	210	222	5.7%	3.5	3.5	-2.0%
Nelson County	41	50	22.0%	32	24	-25.0%	\$489,500	\$462,225	-5.6%	100	111	11.0%	3.9	4.7	18.0%

Area Overview - Total Market YTD



Geography	New Listings YTD			Sales YTD			Median Sales Price YTD			Active Listings YTD		
	Oct-23	Oct-24	% chg	Oct-23	Oct-24	% chg	Oct-23	Oct-24	% chg	Oct-23	Oct-24	% chg
Albemarle County	1,951	1,994	2.2%	1,351	1,294	-4.2%	\$507,000	\$538,850	6.3%	319	318	-0.3%
Charlottesville	423	455	7.6%	340	338	-0.6%	\$450,000	\$525,000	16.7%	59	64	8.5%
Fluvanna County	456	465	2.0%	379	322	-15.0%	\$349,900	\$352,000	0.6%	54	92	70.4%
Greene County	280	317	13.2%	188	225	19.7%	\$383,500	\$405,000	5.6%	61	52	-14.8%
Louisa County	1,025	1,025	0.0%	599	661	10.4%	\$387,500	\$395,000	1.9%	210	222	5.7%
Nelson County	361	380	5.3%	251	234	-6.8%	\$353,200	\$397,000	12.4%	100	111	11.0%

Area Overview - Single Family Detached Market



Geography	New Listings			Sales			Median Sales Price			Active Listings			Months Supply		
	Oct-23	Oct-24	% chg	Oct-23	Oct-24	% chg	Oct-23	Oct-24	% chg	Oct-23	Oct-24	% chg	Oct-23	Oct-24	% chg
Albemarle County	179	174	-2.8%	104	120	15.4%	\$510,000	\$580,908	13.9%	309	294	-4.9%	2.6	2.5	-2.3%
Charlottesville	40	28	-30.0%	19	29	52.6%	\$418,000	\$499,000	19.4%	49	52	6.1%	1.7	1.9	16.0%
Fluvanna County	30	51	70.0%	33	32	-3.0%	\$354,805	\$375,000	5.7%	54	92	70.4%	1.4	3.0	118.7%
Greene County	27	24	-11.1%	21	22	4.8%	\$370,000	\$404,568	9.3%	61	52	-14.8%	3.3	2.5	-26.2%
Louisa County	111	104	-6.3%	69	63	-8.7%	\$385,000	\$420,000	9.1%	207	222	7.2%	3.5	3.5	-1.2%
Nelson County	29	31	6.9%	30	18	-40.0%	\$514,500	\$519,000	0.9%	68	78	14.7%	3.9	4.6	19.2%

Area Overview - Single Family Detached Market YTD



Geography	New Listings YTD			Sales YTD			Median Sales Price YTD			Active Listings YTD		
	Oct-23	Oct-24	% chg	Oct-23	Oct-24	% chg	Oct-23	Oct-24	% chg	Oct-23	Oct-24	% chg
Albemarle County	1,788	1,847	3.3%	1,218	1,186	-2.6%	\$529,000	\$554,917	4.9%	309	294	-4.9%
Charlottesville	370	384	3.8%	294	276	-6.1%	\$475,000	\$550,000	15.8%	49	52	6.1%
Fluvanna County	455	462	1.5%	379	320	-15.6%	\$349,900	\$354,500	1.3%	54	92	70.4%
Greene County	279	317	13.6%	188	225	19.7%	\$383,500	\$405,000	5.6%	61	52	-14.8%
Louisa County	1,009	1,019	1.0%	594	654	10.1%	\$385,000	\$390,375	1.4%	207	222	7.2%
Nelson County	260	268	3.1%	178	169	-5.1%	\$430,000	\$499,450	16.2%	68	78	14.7%

Area Overview - Townhome & Condo Market



Geography	New Listings			Sales			Median Sales Price			Active Listings			Months Supply		
	Oct-23	Oct-24	% chg	Oct-23	Oct-24	% chg	Oct-23	Oct-24	% chg	Oct-23	Oct-24	% chg	Oct-23	Oct-24	% chg
Albemarle County	10	16	60.0%	7	10	42.9%	\$305,000	\$259,500	-14.9%	10	24	140%	0.8	2.3	210%
Charlottesville	6	2	-66.7%	6	4	-33.3%	\$278,500	\$808,000	190.1%	10	12	20.0%	2.1	2.1	-0.6%
Fluvanna County	0	0	n/a	0	1	n/a	\$0	\$252,000	#DIV/0!	0	0	n/a	0.0	0.0	n/a
Greene County	1	0	-100.0%	0	0	n/a	\$0	\$0	#DIV/0!	0	0	n/a	0.0	0.0	n/a
Louisa County	0	1	n/a	1	1	0%	\$690,000	\$452,000	-34%	3	0	-100.0%	3.0	0.0	-100.0%
Nelson County	12	19	58.3%	2	6	200.0%	\$340,000	\$363,500	6.9%	32	33	3.1%	4.1	4.8	15.5%

Area Overview - Townhome & Condo Market YTD



Geography	New Listings YTD			Sales YTD			Median Sales Price YTD			Active Listings YTD		
	Oct-23	Oct-24	% chg	Oct-23	Oct-24	% chg	Oct-23	Oct-24	% chg	Oct-23	Oct-24	% chg
Albemarle County	163	147	-9.8%	133	108	-18.8%	\$292,500	\$258,000	-11.8%	10	24	140.0%
Charlottesville	53	71	34.0%	46	62	34.8%	\$298,750	\$367,450	23.0%	10	12	20.0%
Fluvanna County	1	3	200.0%	0	2	n/a	\$0	\$298,500	n/a	0	0	n/a
Greene County	1	0	-100.0%	0	0	n/a	\$0	\$0	n/a	0	0	n/a
Louisa County	16	6	-62.5%	5	7	40.0%	\$581,104	\$645,000	11.0%	3	0	-100.0%
Nelson County	101	112	10.9%	73	65	-11.0%	\$242,000	\$239,950	-0.8%	32	33	3.1%



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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All inquiries regarding this report may be directed to:

Robin Spensieri

Virginia REALTORS® Vice President of Communications and Media Relations

rspensieri@virginiarealtors.org

804-622-7954

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

The numbers reported here are preliminary and based on current entries into multiple listing services. Over time, data may be adjusted slightly to reflect increased reporting. Information is sourced from multiple listing services across Virginia and is deemed reliable, but not guaranteed.