

NOVEMBER  
**2024**

# CAAR CHARLOTTESVILLE AREA MARKET INDICATORS REPORT

CUSTOM REPORT PREPARED BY  
**VIRGINIA REALTORS®**

# CAAR Market Indicators Report



## Key Market Trends: November 2024

- Sales activity continues to trend up in the CAAR region.** In November, there were 270 home sales in the area, 8.0% more than a year ago, an additional 20 sales. Sales activity increased compared to last year in Albemarle County with seven additional sales (+6.5%), Charlottesville with two more sales (+8.7%), Greene County (+29.4%) with five additional sales, and Nelson County (+34.8%) with eight more sales. Fluvanna County (-4.0%) and Louisa County (-1.9%) saw a slight drop in sales this month compared to last November.
- Strong growth in pending sales this month in the CAAR market.** There were 268 pending sales in November, 27 more pending sales than the previous year, increasing by 11.2%, the second sharpest gain this year. Greene County saw the biggest uptick in pending sales with 12 more pending sales (+120.0%) than last year, followed by Albemarle County with 20 additional pending sales (+19.6%). Markets where pending sales decreased were Fluvanna County with two fewer pending sales than the year before (-8.3%), Louisa County with two fewer pending sales (-3.4%) and Nelson County with one less pending sale (-3.8%).
- Median home prices climbed across the CAAR footprint compared to last November.** The median sales price was \$479,950 in November, 12.4% higher than last year. All markets in CAAR saw an increase in prices. Prices Nelson County went up 70.2% or \$200,000, bringing the median price to \$485,000, followed by Charlottesville where prices rose by 32.1% to a median price of \$515,000.
- Inventory conditions remain tight but continue to improve the CAAR housing market.** At the end of November, there were 797 active listings on the market, 53 more listings than last year, increasing by 7.1%. Listing activity jumped in Fluvanna County with 43 more listings than the previous year (+84.3%). Greene County had the biggest decline in listings this month (-11.9%). Albemarle County saw a 5.1% reduction in active listings (-14 listings) compared to last November.

December 19, 2024

INTEREST RATE TRACKER



## CAAR Market Dashboard

YoY Chg	Nov-24	Indicator
▲ 8.0%	270	Sales
▲ 11.2%	268	Pending Sales
▲ 28.7%	350	New Listings
▲ 11.8%	\$479,950	Median List Price
▲ 12.4%	\$479,950	Median Sales Price
▲ 12.4%	\$275	Median Price Per Square Foot
▲ 35.4%	\$178.3	Sold Dollar Volume (in millions)
— 0.0%	100.0%	Median Sold/Ask Price Ratio
▲ 60.0%	16	Median Days on Market
▲ 7.1%	797	Active Listings
▲ 8.6%	2.6	Months of Supply
▼ -4.8%	60	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.

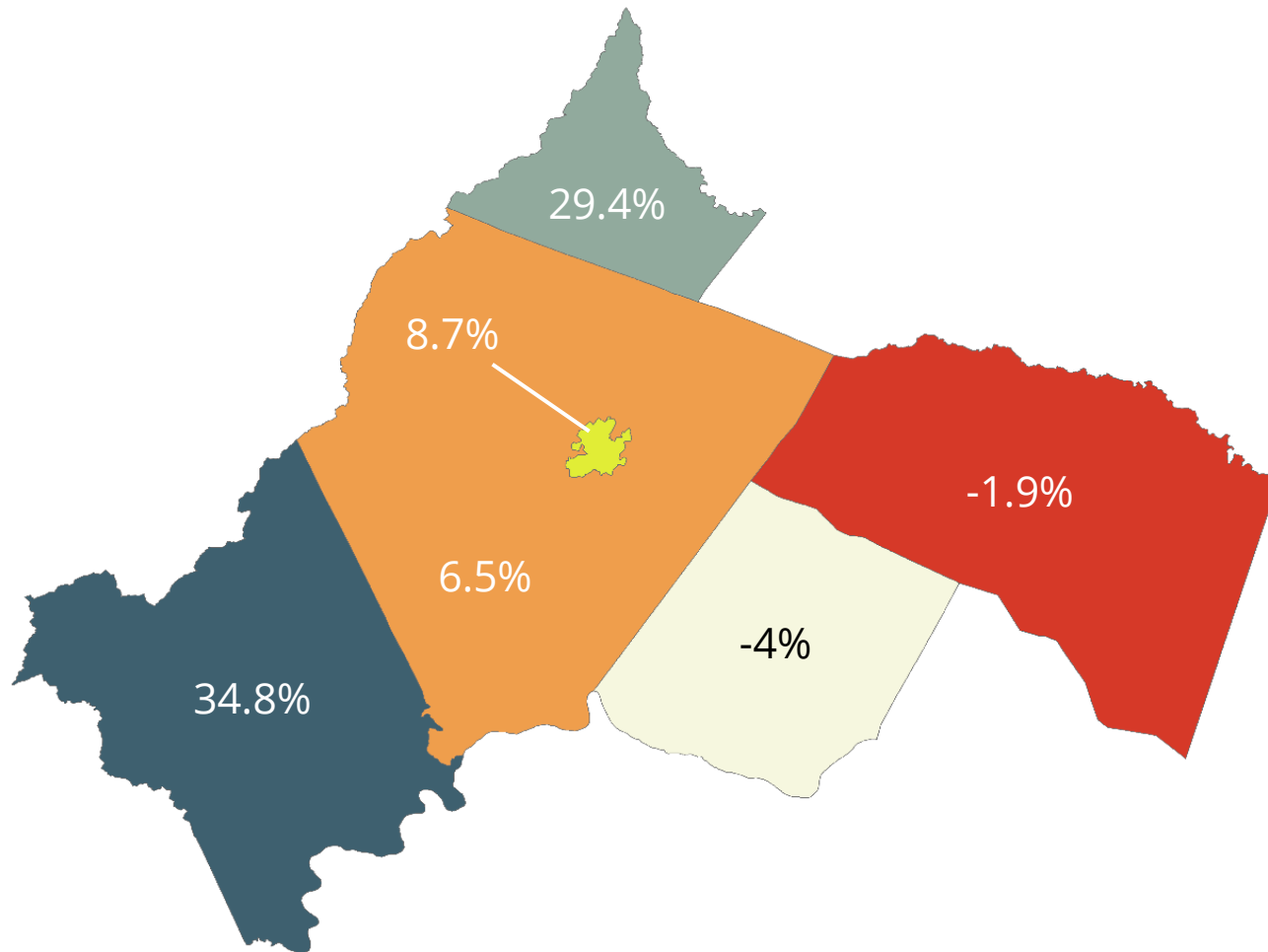
REALTORS® are well-informed about critical factors that affect your specific market area – such as changes in market conditions, consumer attitudes and interest rates.

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

Contact an experienced REALTOR®.

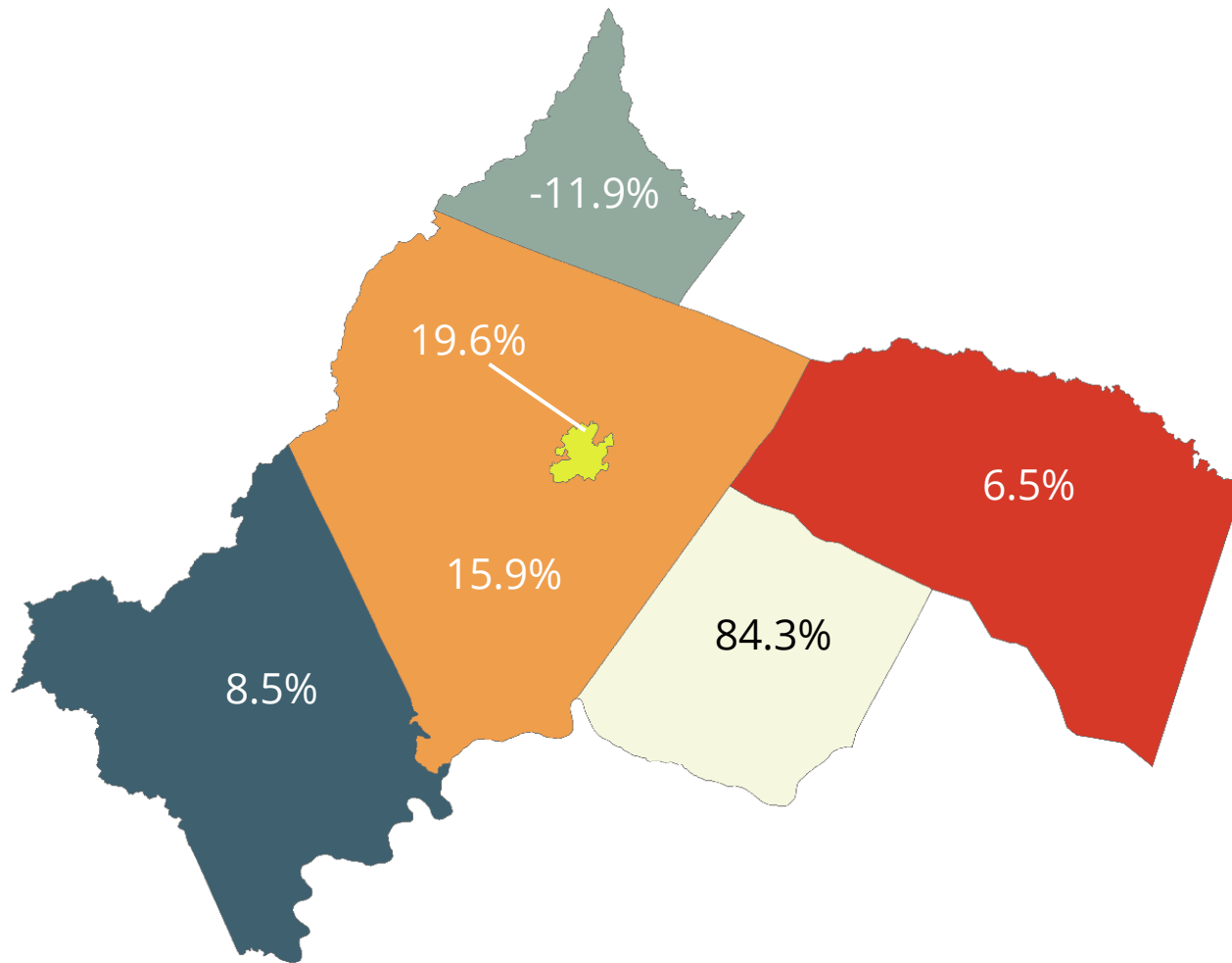


# Market Activity - CAAR Footprint



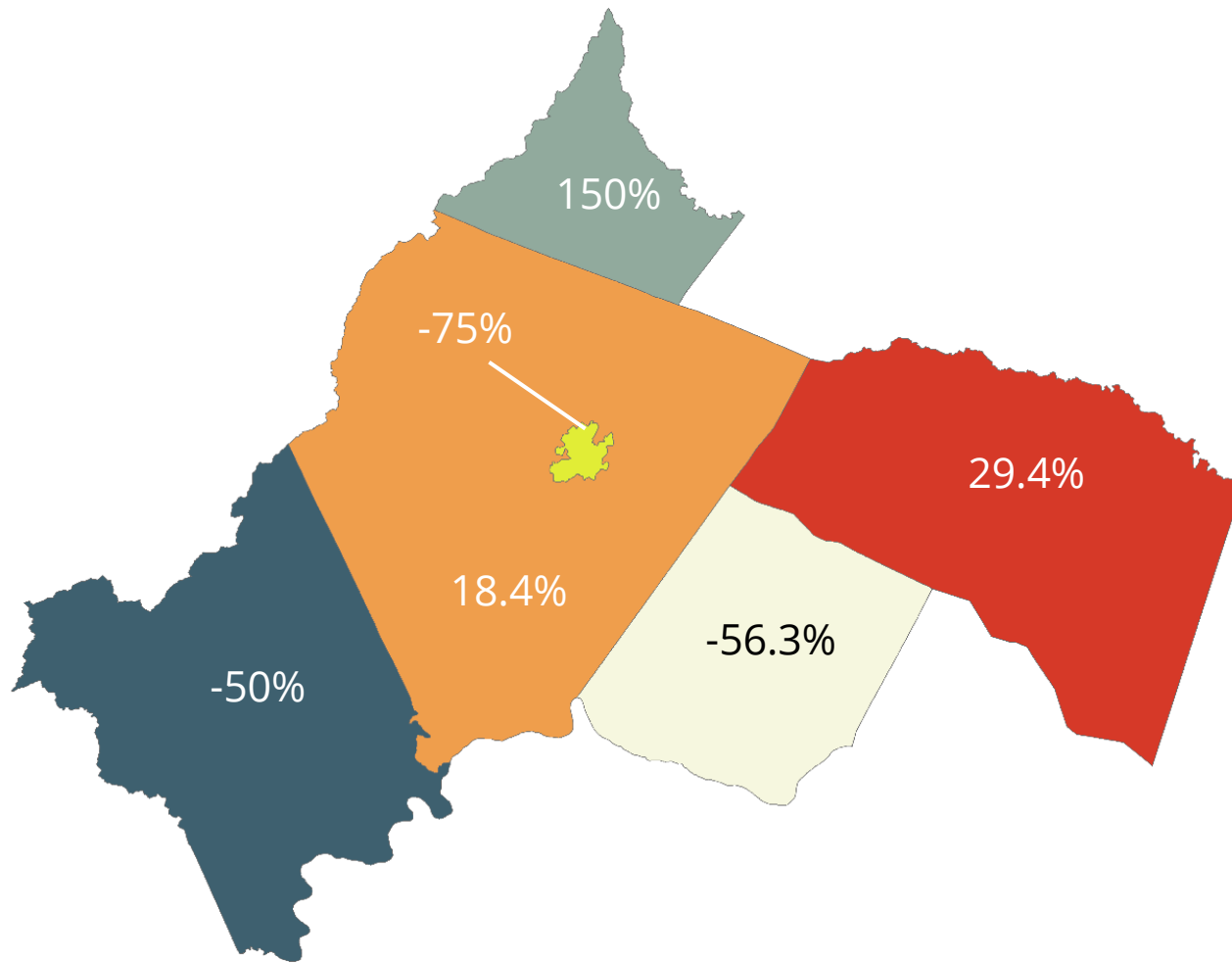
<i>Jurisdiction</i>	Total Sales		
	Nov-23	Nov-24	% Chg
Albemarle County	108	115	6.5%
Charlottesville	23	25	8.7%
Fluvanna County	25	24	-4.0%
Greene County	17	22	29.4%
Louisa County	54	53	-1.9%
Nelson County	23	31	34.8%
<b>CAAR</b>	<b>250</b>	<b>270</b>	<b>8.0%</b>

# Active Listings: Total Inventory (includes proposed listings)



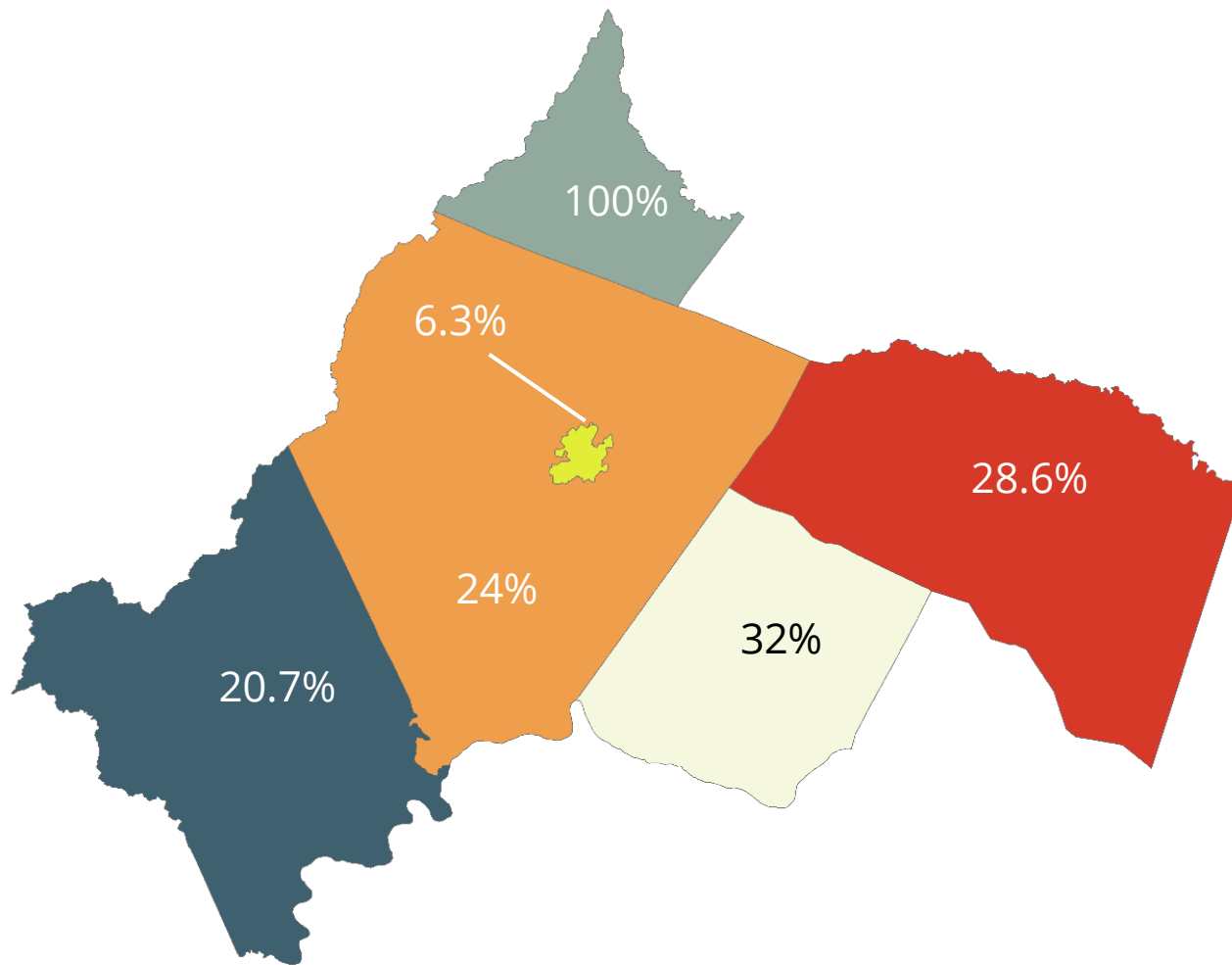
Jurisdiction	Active Listings		% Chg
	Nov-23	Nov-24	
Albemarle County	227	263	15.9%
Charlottesville	46	55	19.6%
Fluvanna County	51	94	84.3%
Greene County	59	52	-11.9%
Louisa County	217	231	6.5%
Nelson County	94	102	8.5%
<b>CAAR</b>	<b>694</b>	<b>797</b>	<b>14.8%</b>

# Active Listings: Proposed Listings



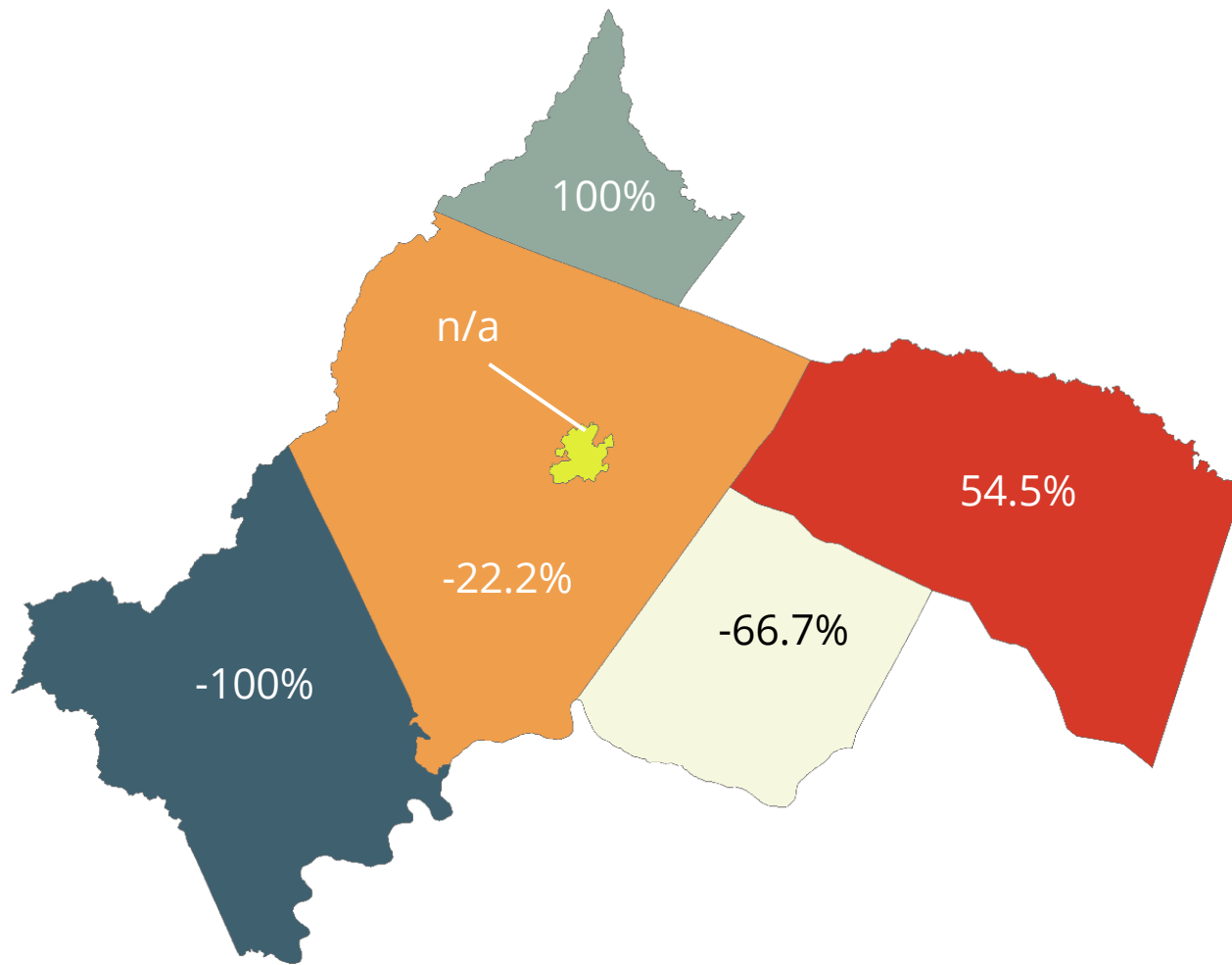
Jurisdiction	Active Listings		% Chg
	Nov-23	Nov-24	
Albemarle County	49	58	18.4%
Charlottesville	8	2	-75.0%
Fluvanna County	16	7	-56.3%
Greene County	2	5	150.0%
Louisa County	17	22	29.4%
Nelson County	2	1	-50.0%
<b>CAAR</b>	<b>94</b>	<b>95</b>	<b>1.1%</b>

# New Listings: Total Inventory (includes proposed listings)



Jurisdiction	New Listings Total Inventory		
	Nov-23	Nov-24	% Chg
Albemarle County	104	129	24.0%
Charlottesville	16	17	6.3%
Fluvanna County	25	33	32.0%
Greene County	14	28	100.0%
Louisa County	84	108	28.6%
Nelson County	29	35	20.7%
<b>CAAR</b>	<b>272</b>	<b>350</b>	<b>28.7%</b>

# New Listings: Proposed Listings



New Listings  
Proposed Listings

<i>Jurisdiction</i>	Nov-23	Nov-24	% Chg
Albemarle County	18	14	-22.2%
Charlottesville	0	0	n/a
Fluvanna County	3	1	-66.7%
Greene County	1	2	100.0%
Louisa County	11	17	54.5%
Nelson County	1	0	-100.0%
<b>CAAR</b>	<b>34</b>	<b>34</b>	<b>0.0%</b>



# Total Market Overview



Key Metrics	2-year Trends		Nov-23	Nov-24	YoY Chg	2023 YTD	2024 YTD	YoY Chg
	Nov-22	Nov-24						
Sales			250	<b>270</b>	8.0%	3,358	<b>3,344</b>	-0.4%
Pending Sales			241	<b>268</b>	11.2%	3,721	<b>3,673</b>	-1.3%
New Listings			272	<b>350</b>	28.7%	4,768	<b>4,986</b>	4.6%
Median List Price			\$429,213	<b>\$479,950</b>	11.8%	\$429,970	<b>\$462,626</b>	7.6%
Median Sales Price			\$426,833	<b>\$479,950</b>	12.4%	\$430,000	<b>\$456,097</b>	6.1%
Median Price Per Square Foot			\$245	<b>\$275</b>	12.4%	\$240	<b>\$255</b>	6.1%
Sold Dollar Volume (in millions)			\$131.7	<b>\$178.3</b>	35.4%	\$1,797.6	<b>\$1,933.2</b>	7.5%
Median Sold/Ask Price Ratio			100.0%	<b>100.0%</b>	0.0%	100.0%	<b>100.0%</b>	0.0%
Median Days on Market			10	<b>16</b>	60.0%	8	<b>10</b>	25.0%
Active Listings			744	<b>797</b>	7.1%	n/a	<b>n/a</b>	n/a
Months of Supply			2.4	<b>2.6</b>	8.6%	n/a	<b>n/a</b>	n/a

# Single-Family Detached Market Overview



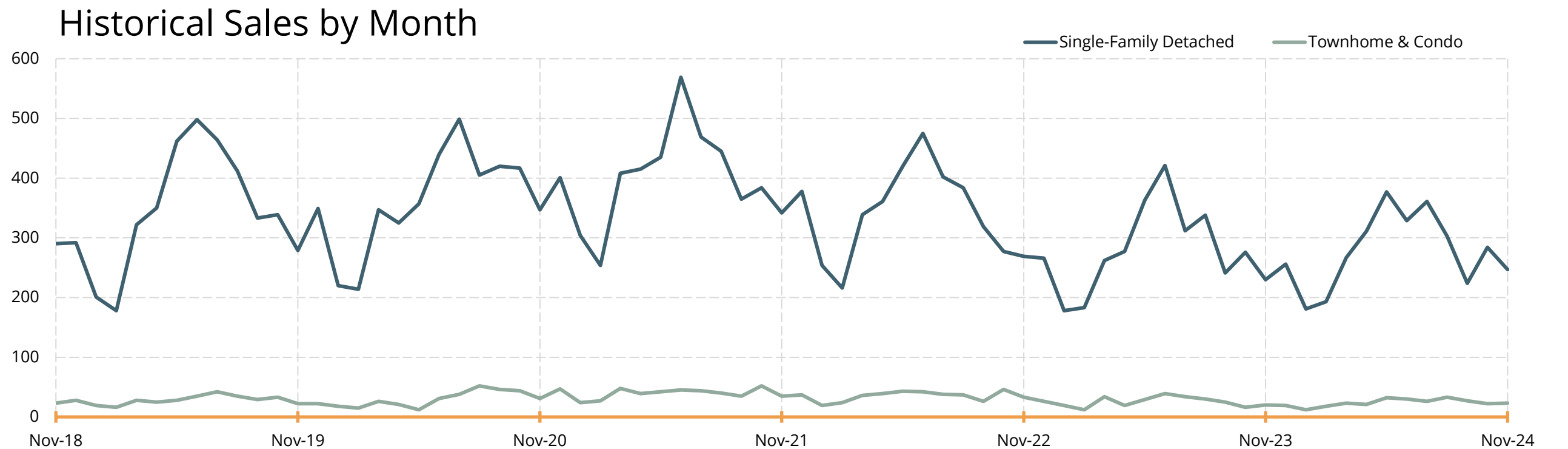
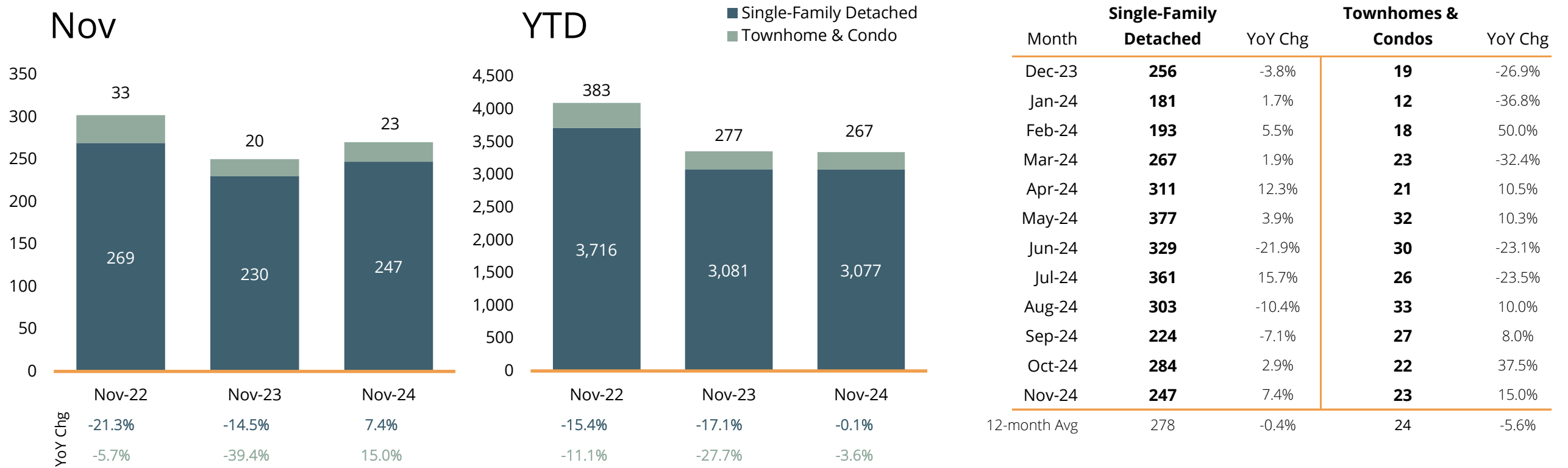
Key Metrics	2-year Trends		Nov-23	Nov-24	YoY Chg	2023 YTD	2024 YTD	YoY Chg
	Nov-22	Nov-24						
Sales			230	<b>247</b>	7.4%	3,081	<b>3,077</b>	-0.1%
Pending Sales			227	<b>249</b>	9.7%	3,424	<b>3,407</b>	-0.5%
New Listings			259	<b>330</b>	27.4%	4,420	<b>4,627</b>	4.7%
Median List Price			\$439,850	<b>\$495,000</b>	12.5%	\$442,727	<b>\$474,900</b>	7.3%
Median Sales Price			\$443,834	<b>\$487,000</b>	9.7%	\$445,000	<b>\$470,000</b>	5.6%
Median Price Per Square Foot			\$241	<b>\$274</b>	13.5%	\$240	<b>\$254</b>	5.9%
Sold Dollar Volume (in millions)			\$125.4	<b>\$169.0</b>	34.8%	\$1,700.9	<b>\$1,821.5</b>	7.1%
Median Sold/Ask Price Ratio			100.0%	<b>100.0%</b>	0.0%	100.0%	<b>100.0%</b>	0.0%
Median Days on Market			10	<b>15</b>	50.0%	8	<b>10</b>	25.0%
Active Listings			696	<b>739</b>	6.2%	n/a	<b>n/a</b>	n/a
Months of Supply			2.5	<b>2.7</b>	7.1%	n/a	<b>n/a</b>	n/a

# Townhome & Condo Market Overview



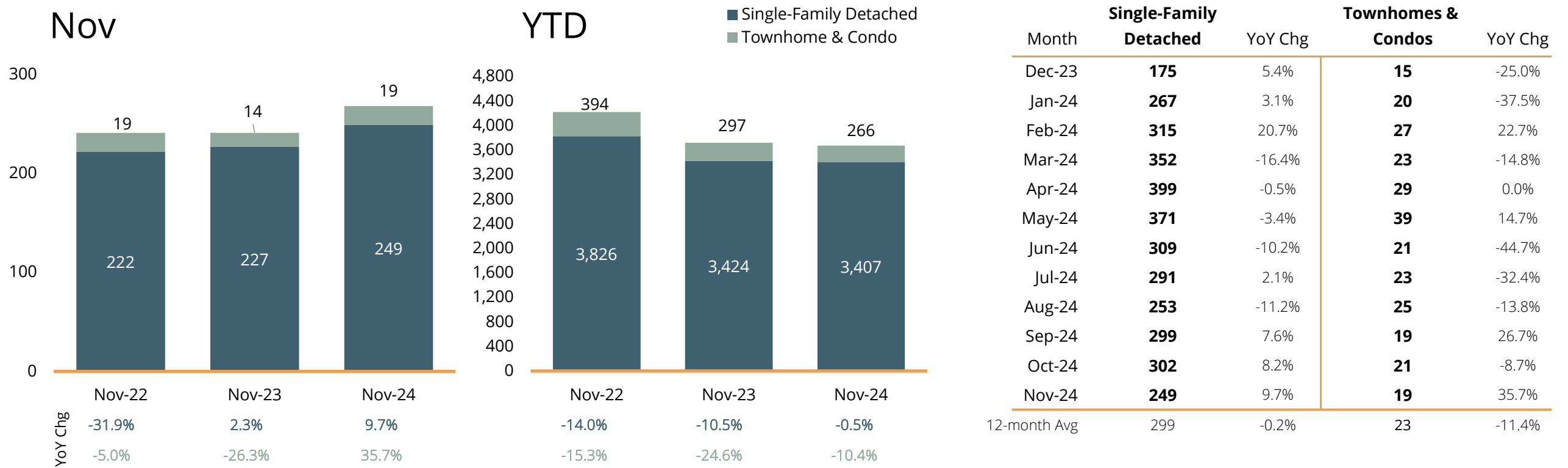
Key Metrics	2-year Trends		Nov-23	Nov-24	YoY Chg	2023 YTD	2024 YTD	YoY Chg
	Nov-22	Nov-24						
Sales			20	<b>23</b>	15.0%	277	<b>267</b>	-3.6%
Pending Sales			14	<b>19</b>	35.7%	297	<b>266</b>	-10.4%
New Listings			13	<b>20</b>	53.8%	348	<b>359</b>	3.2%
Median List Price			\$277,450	<b>\$370,000</b>	33.4%	\$279,950	<b>\$289,925</b>	3.6%
Median Sales Price			\$271,000	<b>\$365,000</b>	34.7%	\$287,500	<b>\$285,750</b>	-0.6%
Median Price Per Square Foot			\$277	<b>\$293</b>	5.9%	\$246	<b>\$265</b>	7.8%
Sold Dollar Volume (in millions)			\$6.3	<b>\$9.3</b>	48.0%	\$96.7	<b>\$111.6</b>	15.4%
Median Sold/Ask Price Ratio			100.0%	<b>98.2%</b>	-1.8%	100.0%	<b>100.0%</b>	0.0%
Median Days on Market			10	<b>25</b>	150.0%	8	<b>8</b>	0.0%
Active Listings			48	<b>58</b>	20.8%	n/a	<b>n/a</b>	n/a
Months of Supply			1.8	<b>2.4</b>	29.6%	n/a	<b>n/a</b>	n/a

# Sales

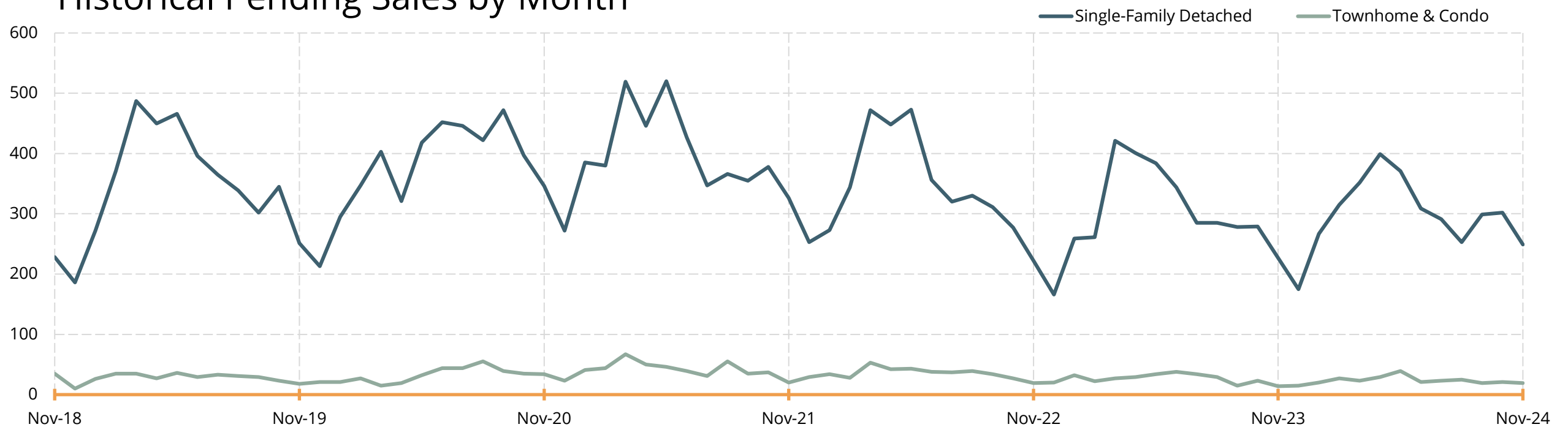


Source: Virginia REALTORS®, data accessed December 15, 2024

# Pending Sales

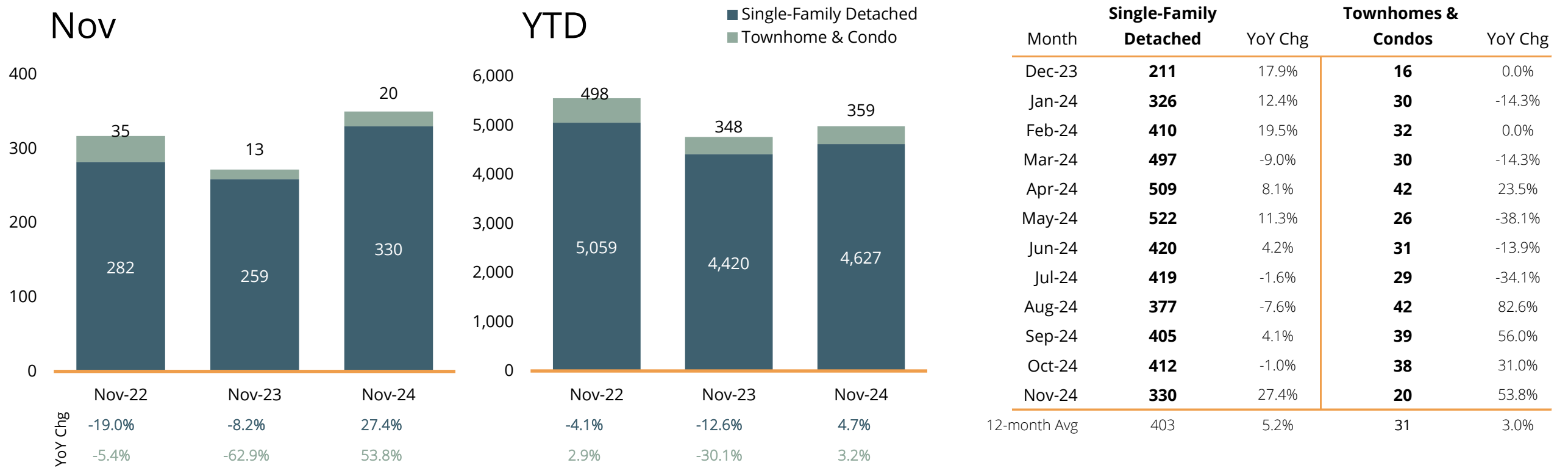


## Historical Pending Sales by Month

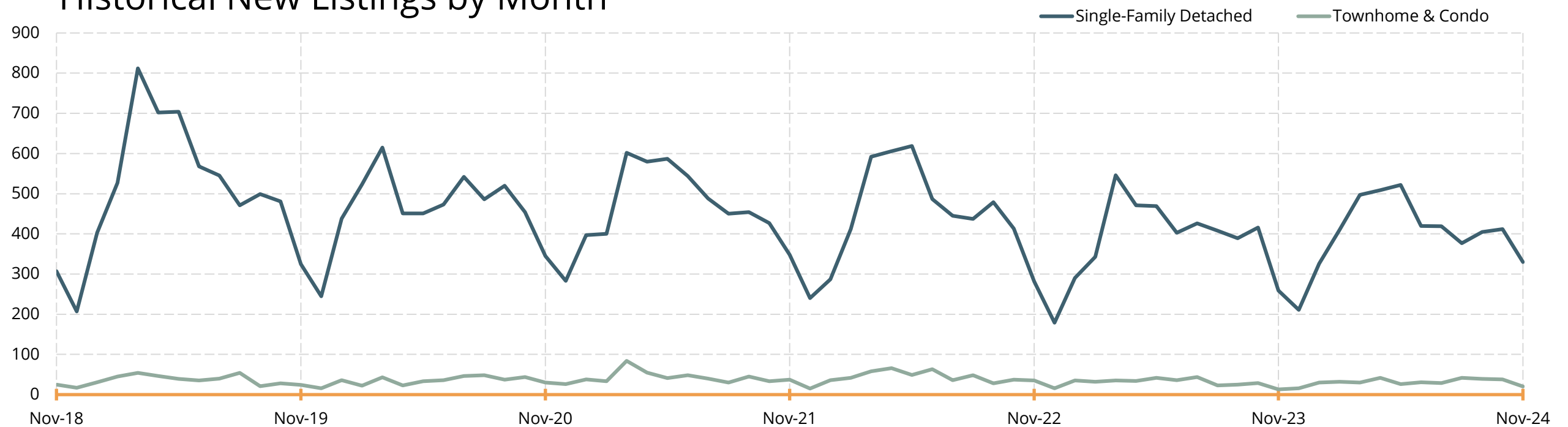


Source: Virginia REALTORS®, data accessed December 15, 2024

# New Listings

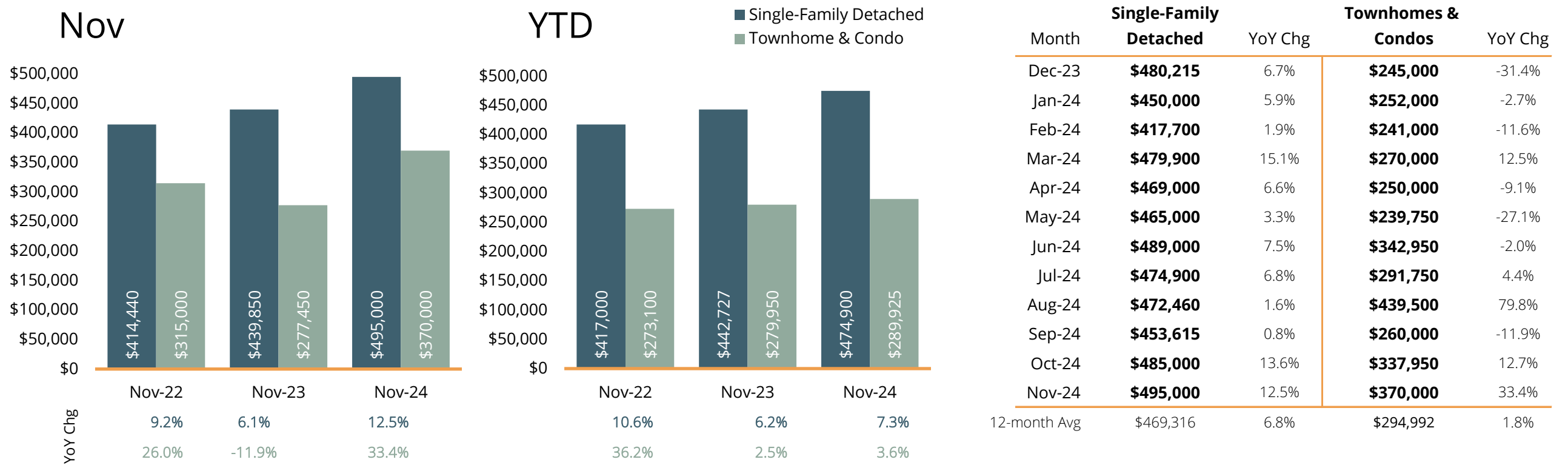


## Historical New Listings by Month

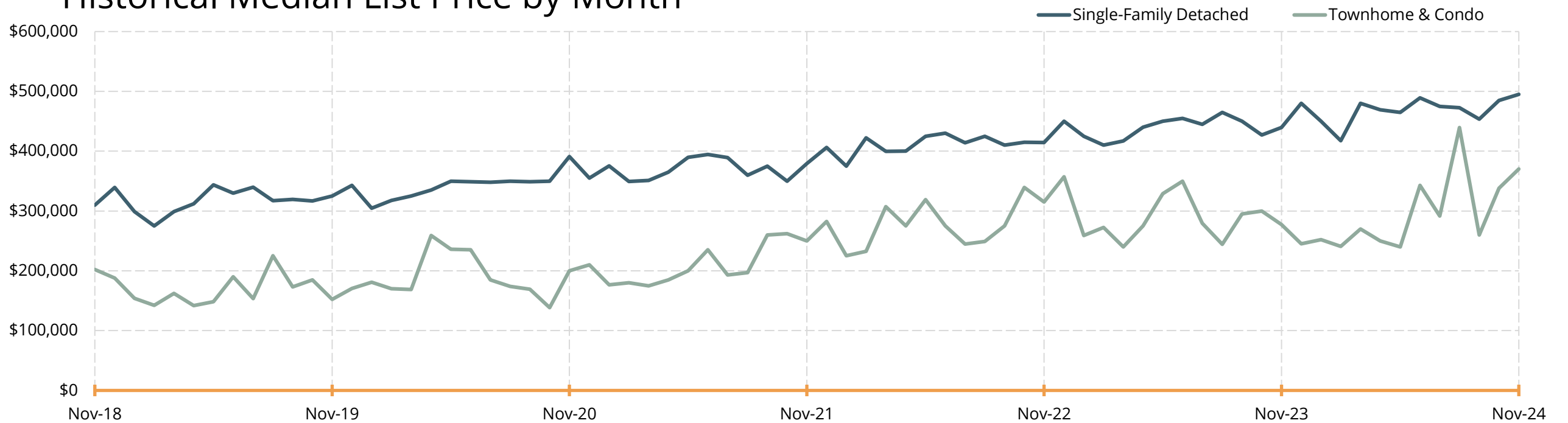


Source: Virginia REALTORS®, data accessed December 15, 2024

# Median List Price

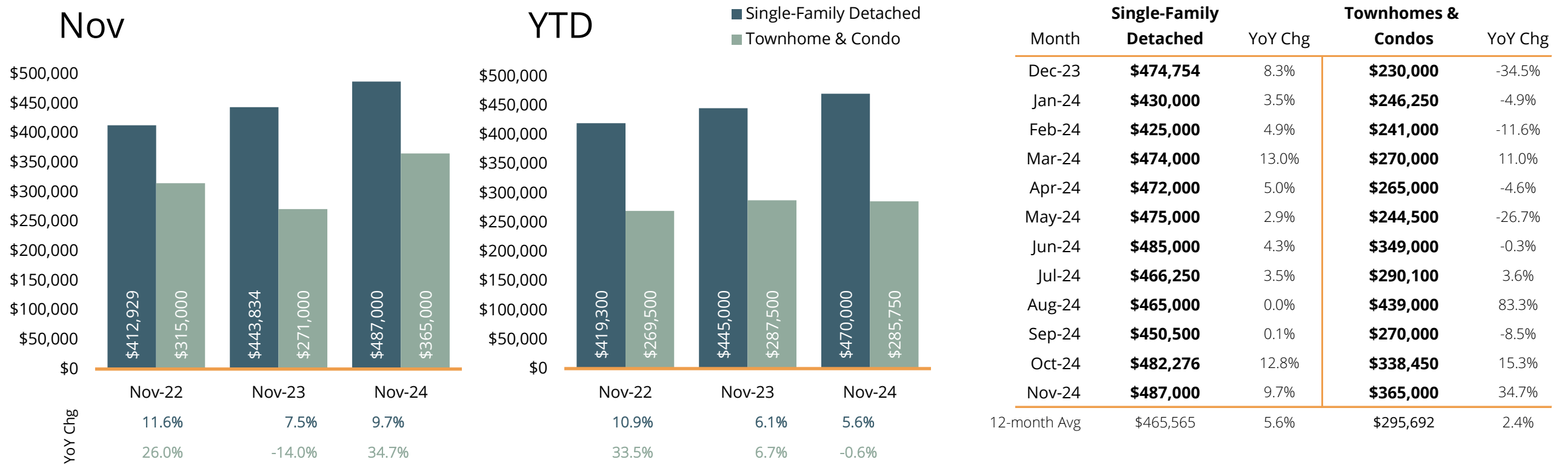


## Historical Median List Price by Month



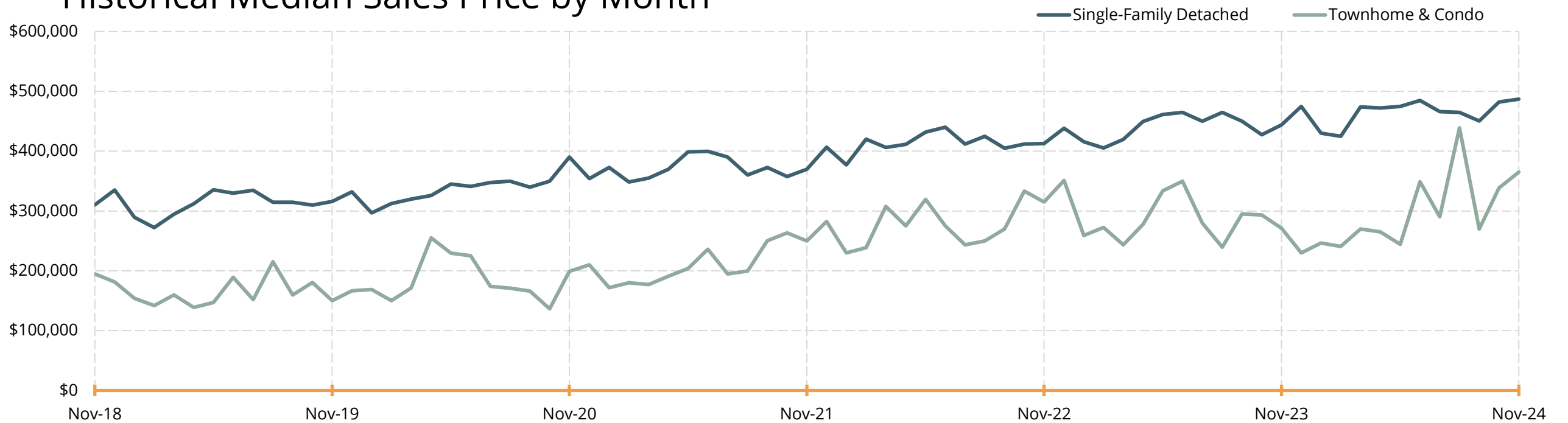
Source: Virginia REALTORS®, data accessed December 15, 2024

# Median Sales Price



Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
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%
Nov-24	\$487,000	9.7%	\$365,000	34.7%
12-month Avg	\$465,565	5.6%	\$295,692	2.4%

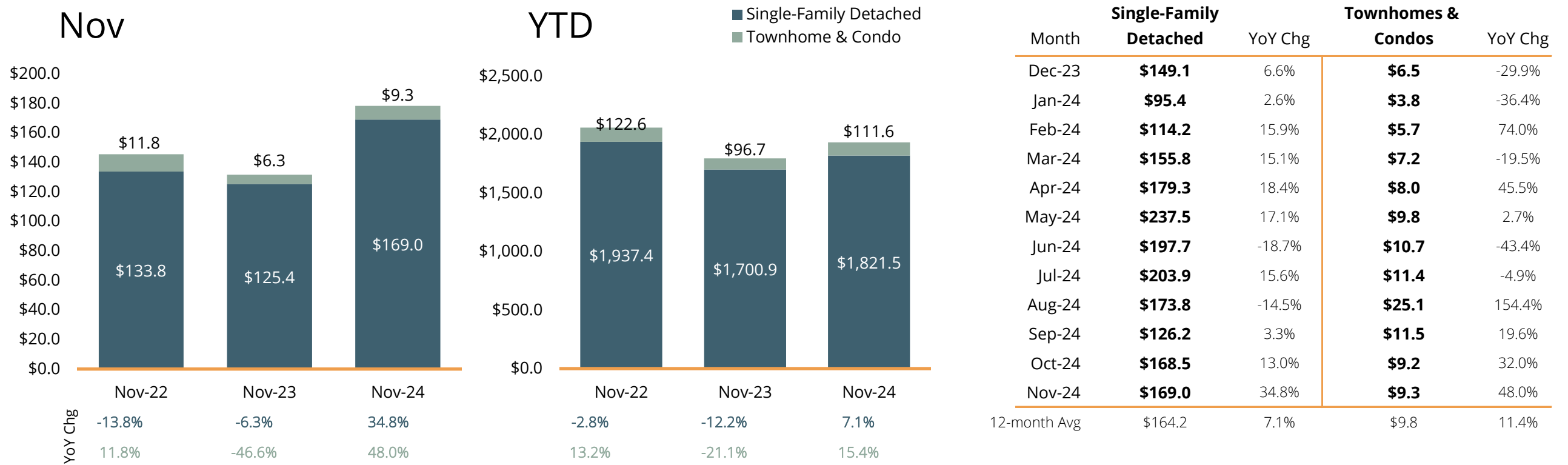
## Historical Median Sales Price by Month



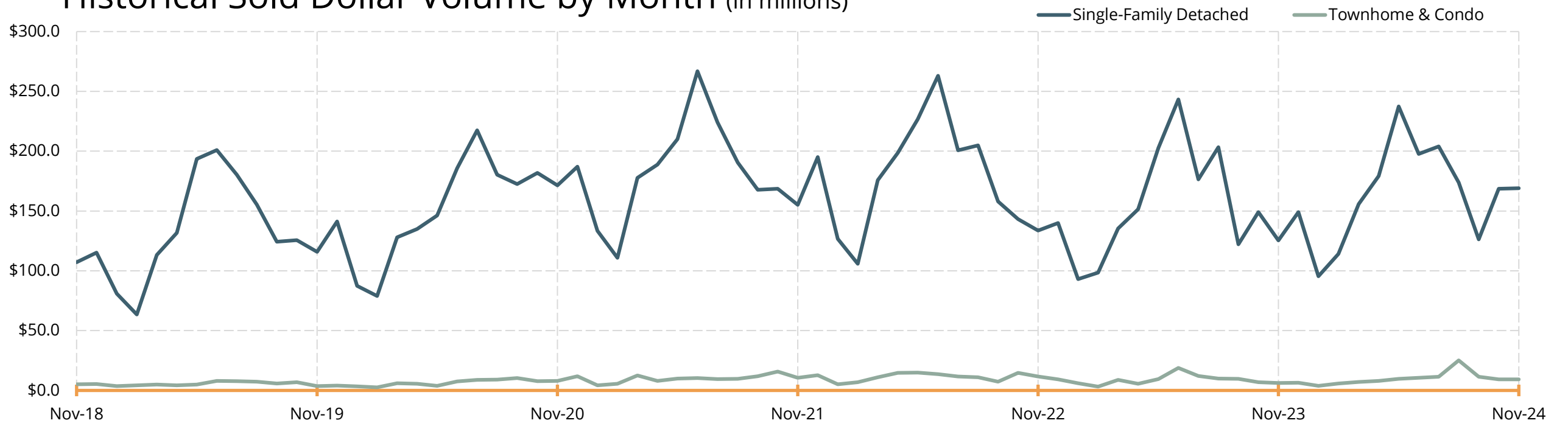
Source: Virginia REALTORS®, data accessed December 15, 2024



# Sold Dollar Volume (in millions)

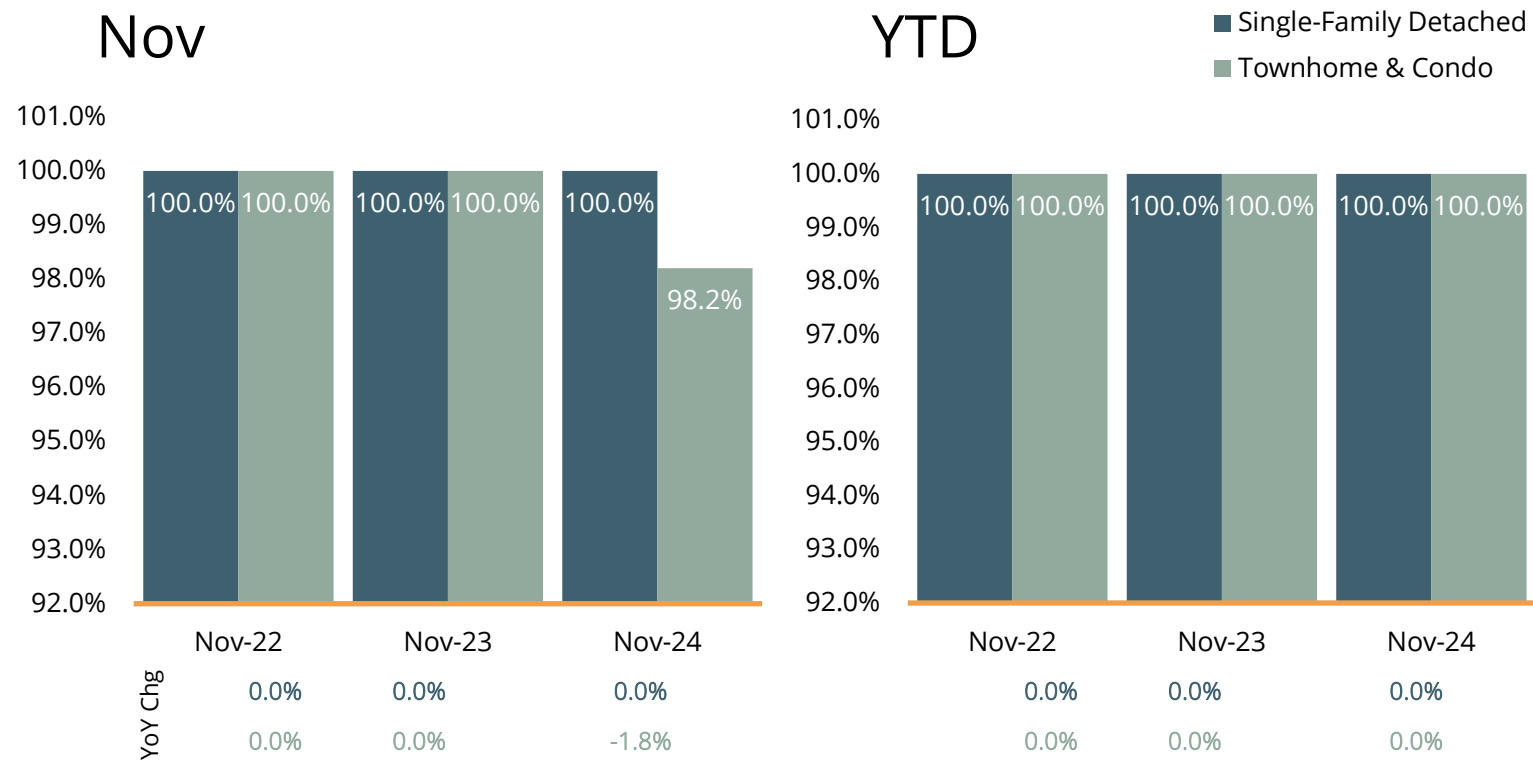


## Historical Sold Dollar Volume by Month (in millions)



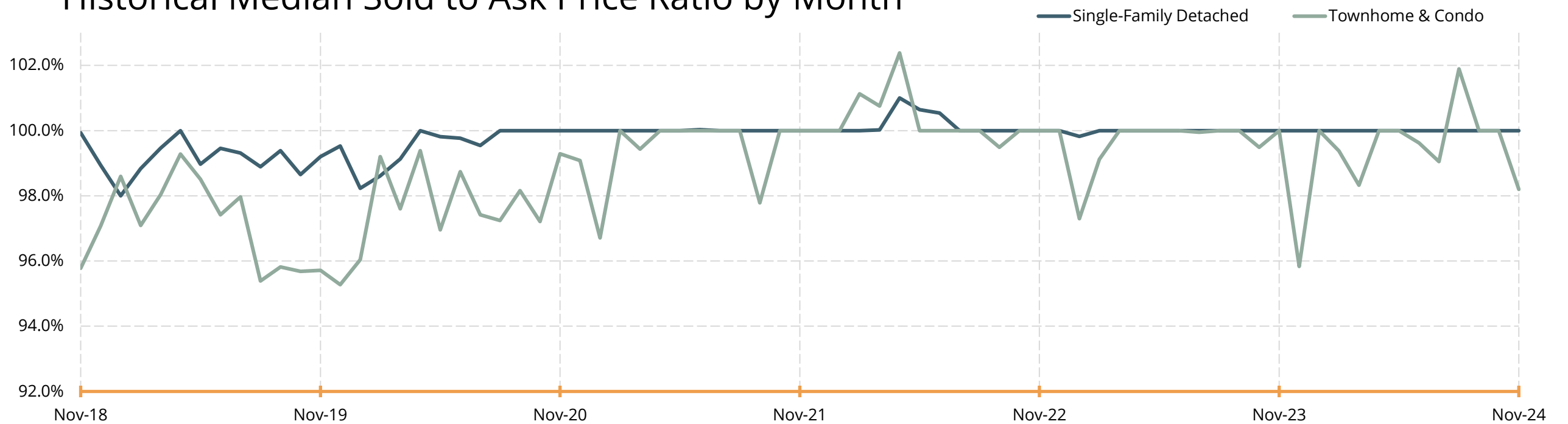
Source: Virginia REALTORS®, data accessed December 15, 2024

# Median Sold to Ask Price Ratio

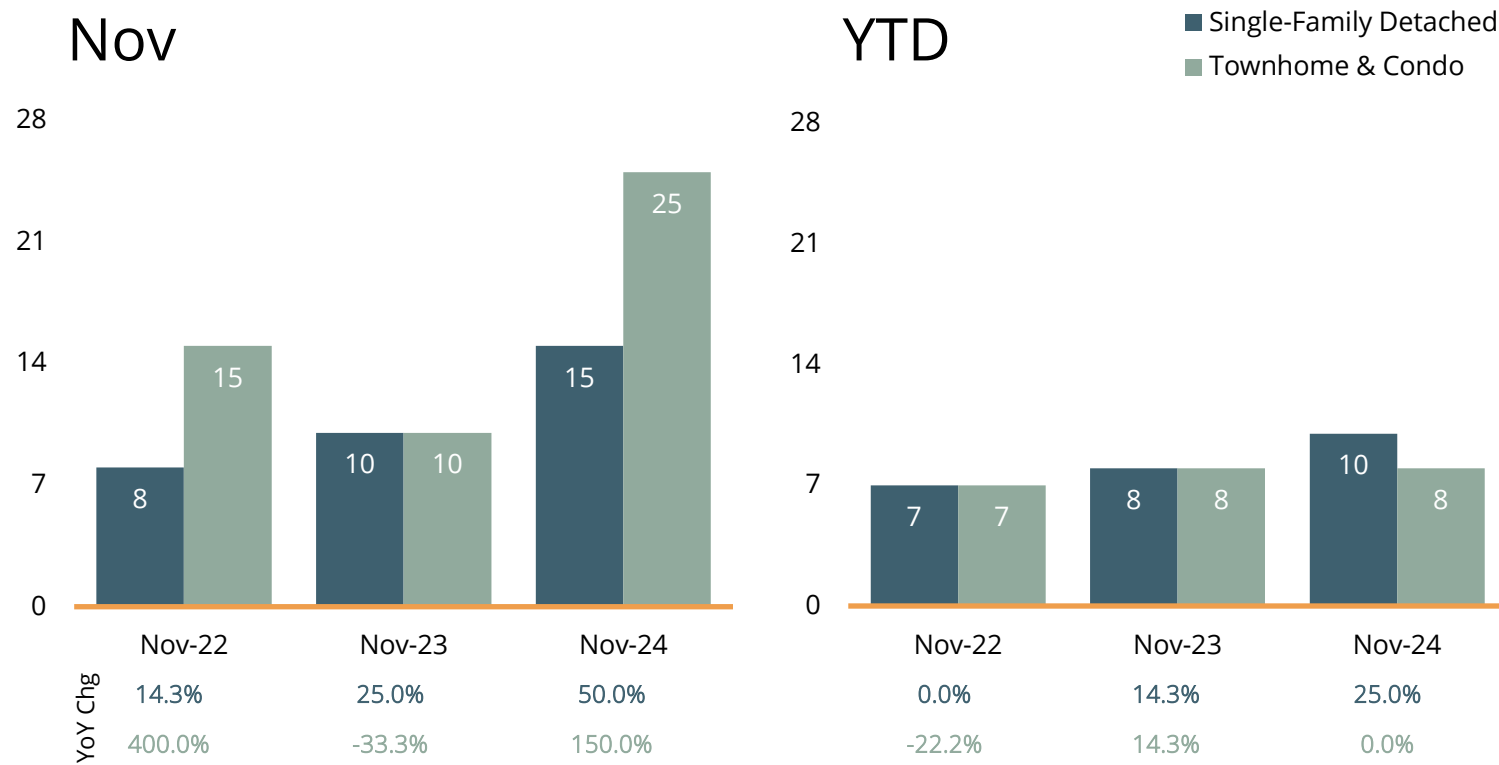


Month	Single-Family		Townhomes &	
	Detached	YoY Chg	Condos	YoY Chg
Dec-23	<b>100.0%</b>	0.0%	<b>95.8%</b>	-4.2%
Jan-24	<b>100.0%</b>	0.2%	<b>100.0%</b>	2.8%
Feb-24	<b>100.0%</b>	0.0%	<b>99.4%</b>	0.3%
Mar-24	<b>100.0%</b>	0.0%	<b>98.3%</b>	-1.7%
Apr-24	<b>100.0%</b>	0.0%	<b>100.0%</b>	0.0%
May-24	<b>100.0%</b>	0.0%	<b>100.0%</b>	0.0%
Jun-24	<b>100.0%</b>	0.0%	<b>99.6%</b>	-0.4%
Jul-24	<b>100.0%</b>	0.0%	<b>99.0%</b>	-0.9%
Aug-24	<b>100.0%</b>	0.0%	<b>101.9%</b>	1.9%
Sep-24	<b>100.0%</b>	0.0%	<b>100.0%</b>	0.0%
Oct-24	<b>100.0%</b>	0.0%	<b>100.0%</b>	0.5%
Nov-24	<b>100.0%</b>	0.0%	<b>98.2%</b>	-1.8%
12-month Avg	100.0%	0.0%	99.4%	-0.3%

## Historical Median Sold to Ask Price Ratio by Month

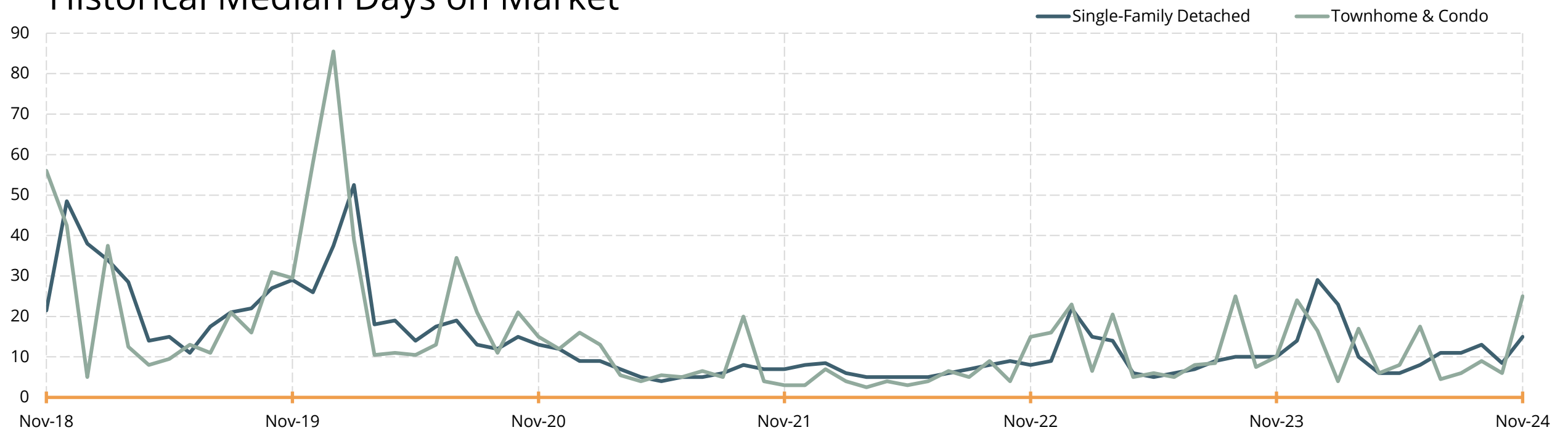


# Median Days on Market



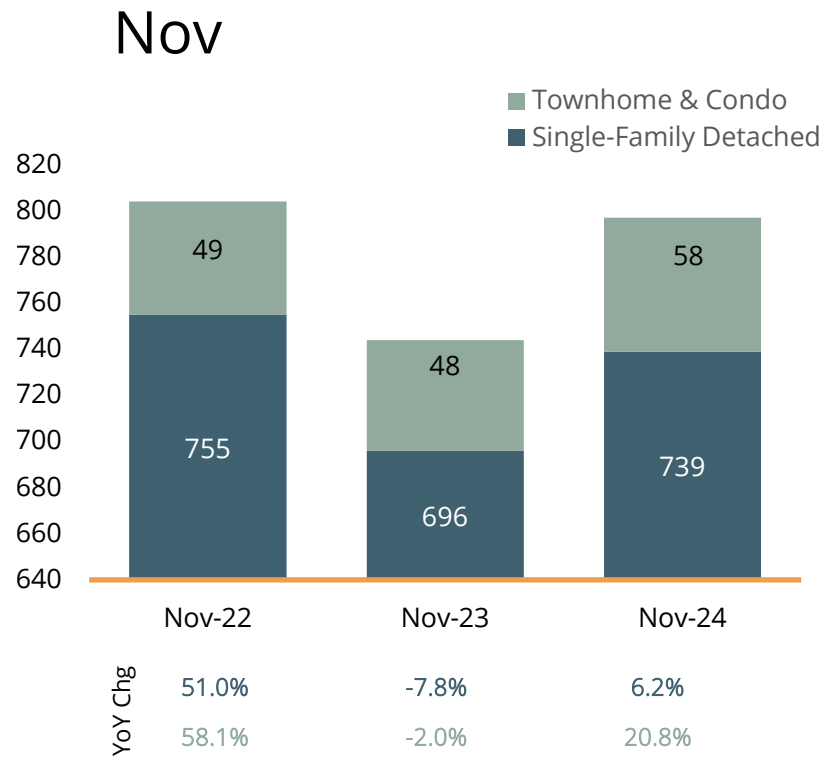
Month	Single-Family		Townhomes & Condos	
	Detached	YoY Chg	Condos	YoY Chg
Dec-23	14	55.6%	24	50.0%
Jan-24	29	31.8%	17	-28.3%
Feb-24	23	53.3%	4	-38.5%
Mar-24	10	-28.6%	17	-17.1%
Apr-24	6	0.0%	6	20.0%
May-24	6	20.0%	8	33.3%
Jun-24	8	33.3%	18	250.0%
Jul-24	11	57.1%	5	-43.8%
Aug-24	11	22.2%	6	-29.4%
Sep-24	13	30.0%	9	-64.0%
Oct-24	9	-15.0%	6	-20.0%
Nov-24	15	50.0%	25	150.0%
12-month Avg	13	25.6%	12	1.8%

## Historical Median Days on Market



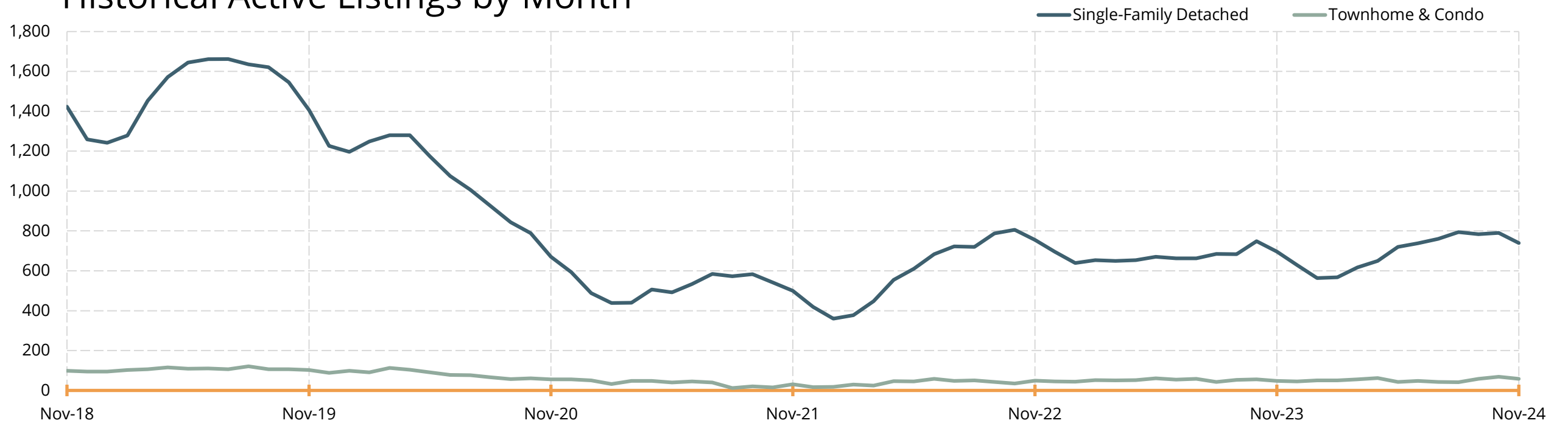
Source: Virginia REALTORS®, data accessed December 15, 2024

# Active Listings



Month	Single-Family		Townhomes & Condos	
	Detached	YoY Chg	Condos	YoY Chg
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%
Nov-24	739	6.2%	58	20.8%
12-month Avg	696	3.1%	52	1.5%

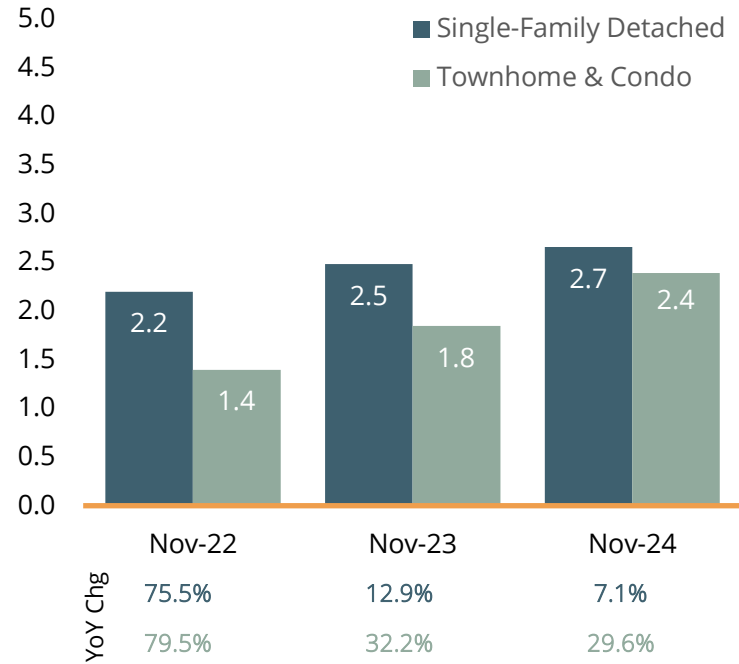
## Historical Active Listings by Month



# Months of Supply

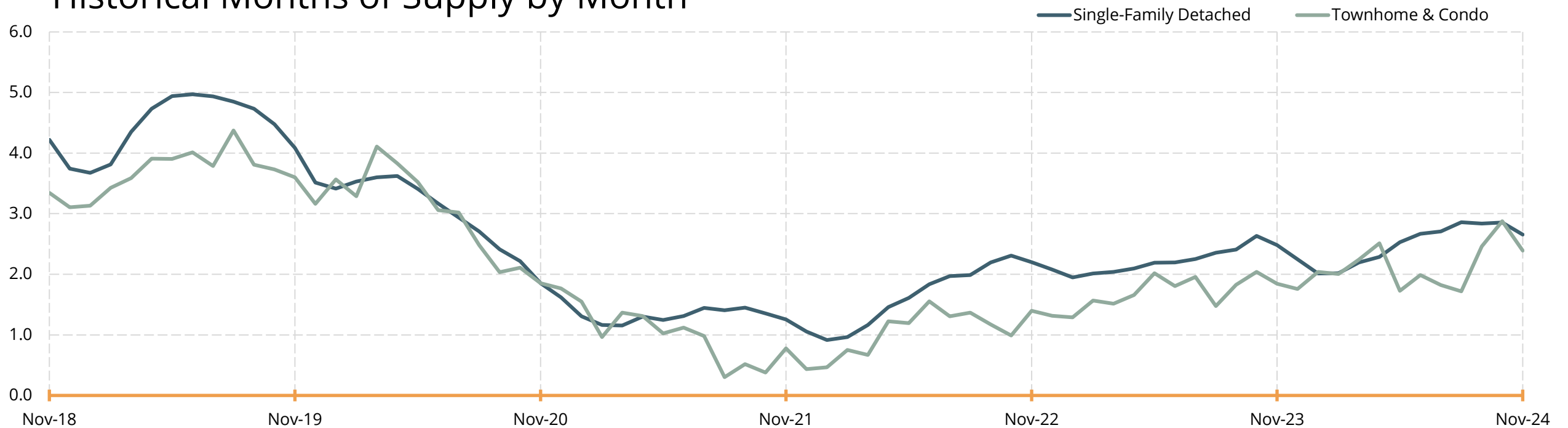


Nov



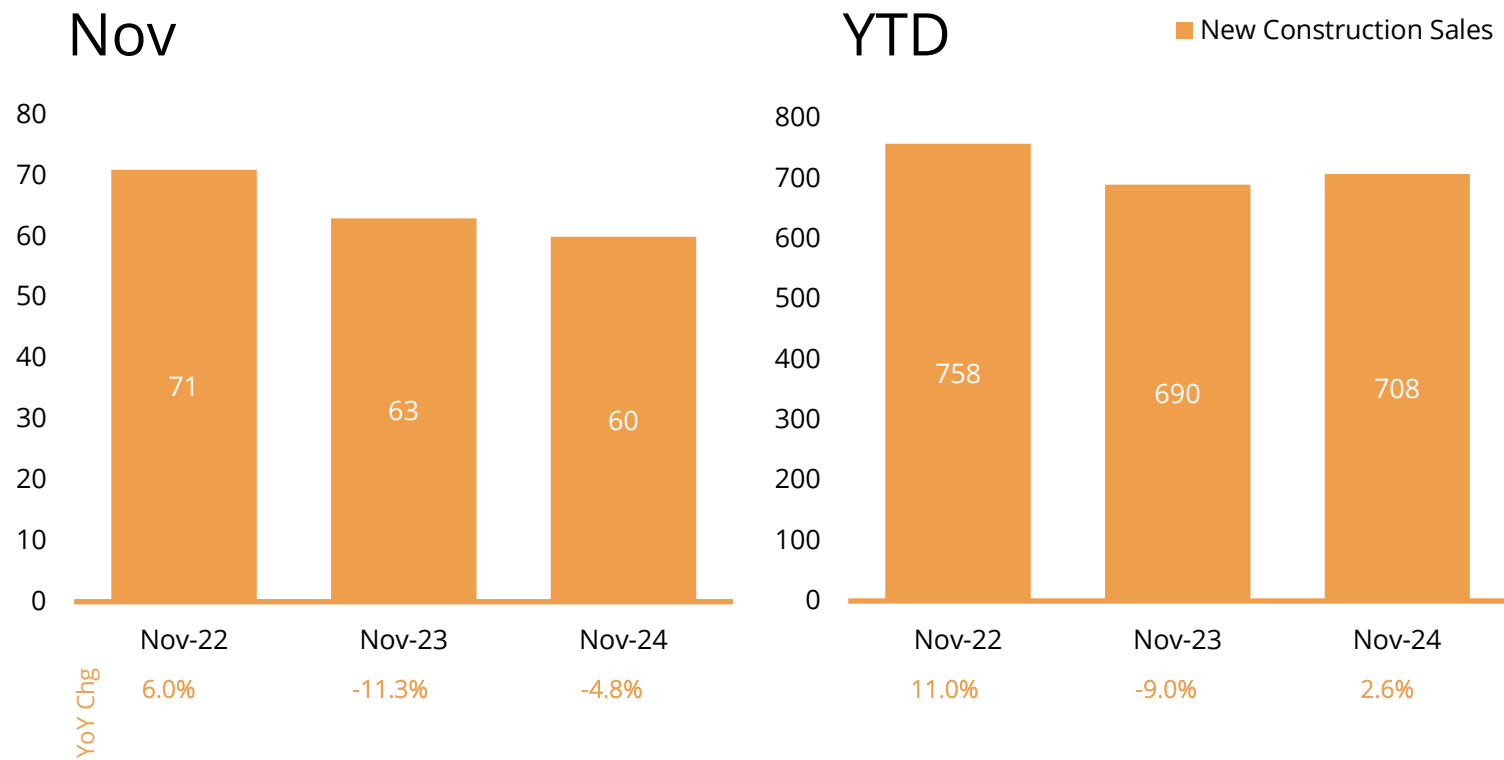
Month	Single-Family		Townhomes & Condos	
	Detached	YoY Chg	Condos	YoY Chg
Dec-23	<b>2.2</b>	8.3%	<b>1.8</b>	33.6%
Jan-24	<b>2.0</b>	3.3%	<b>2.0</b>	58.4%
Feb-24	<b>2.0</b>	0.4%	<b>2.0</b>	28.0%
Mar-24	<b>2.2</b>	7.7%	<b>2.2</b>	48.2%
Apr-24	<b>2.3</b>	9.0%	<b>2.5</b>	51.5%
May-24	<b>2.5</b>	15.4%	<b>1.7</b>	-14.4%
Jun-24	<b>2.7</b>	21.4%	<b>2.0</b>	10.0%
Jul-24	<b>2.7</b>	20.4%	<b>1.8</b>	-6.7%
Aug-24	<b>2.9</b>	21.3%	<b>1.7</b>	16.7%
Sep-24	<b>2.8</b>	17.9%	<b>2.5</b>	34.6%
Oct-24	<b>2.9</b>	8.3%	<b>2.9</b>	41.1%
Nov-24	<b>2.7</b>	7.1%	<b>2.4</b>	29.6%
12-month Avg	2.5	11.9%	2.1	25.8%

## Historical Months of Supply by Month



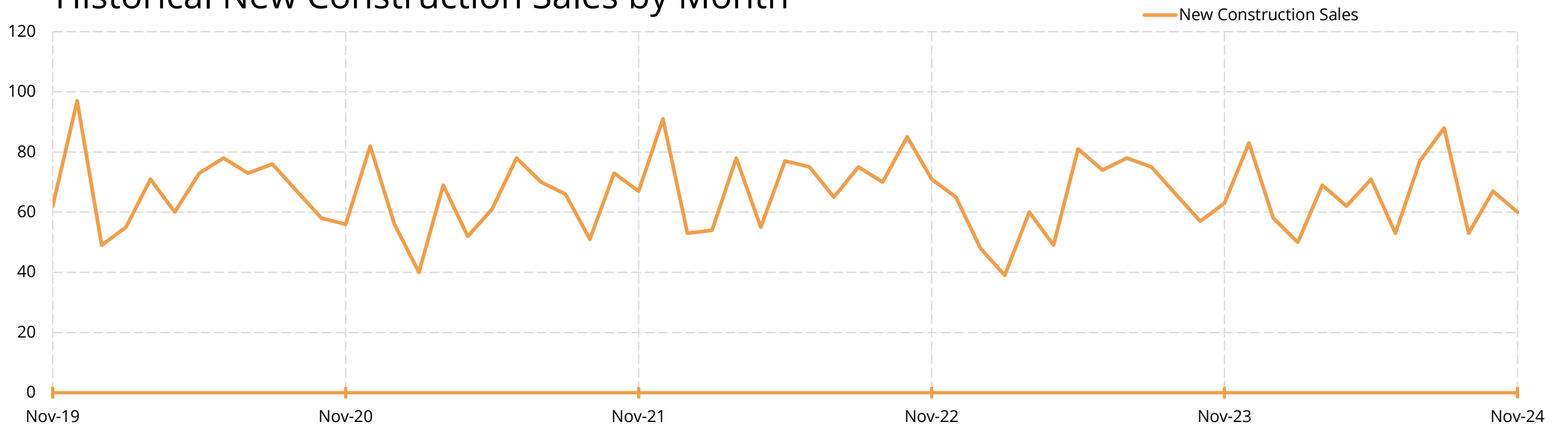
Source: Virginia REALTORS®, data accessed December 15, 2024

# New Construction Sales



New Construction		
Month	Sales	YoY Chg
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%
Nov-24	60	-4.8%
12-month Avg	66	4.8%

## Historical New Construction Sales by Month



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

# Area Overview - Total Market



Geography	New Listings			Sales			Median Sales Price			Active Listings			Months Supply		
	Nov-23	Nov-24	% chg	Nov-23	Nov-24	% chg	Nov-23	Nov-24	% chg	Nov-23	Nov-24	% chg	Nov-23	Nov-24	% chg
Albemarle County	104	<b>129</b>	24.0%	108	<b>115</b>	6.5%	\$536,315	<b>\$552,000</b>	2.9%	277	<b>263</b>	-5.1%	2.1	<b>2.0</b>	-2.1%
Charlottesville	16	<b>17</b>	6.3%	23	<b>25</b>	8.7%	\$390,000	<b>\$515,000</b>	32.1%	46	<b>55</b>	19.6%	1.4	<b>1.7</b>	19.9%
Fluvanna County	25	<b>33</b>	32.0%	25	<b>24</b>	-4.0%	\$360,000	<b>\$388,500</b>	7.9%	51	<b>94</b>	84.3%	1.4	<b>3.1</b>	128.0%
Greene County	14	<b>28</b>	100.0%	17	<b>22</b>	29.4%	\$400,000	<b>\$413,000</b>	3.3%	59	<b>52</b>	-11.9%	3.2	<b>2.4</b>	-24.7%
Louisa County	84	<b>108</b>	28.6%	54	<b>53</b>	-1.9%	\$397,000	<b>\$460,899</b>	16.1%	217	<b>231</b>	6.5%	3.6	<b>3.6</b>	-0.6%
Nelson County	29	<b>35</b>	20.7%	23	<b>31</b>	34.8%	\$285,000	<b>\$485,000</b>	70.2%	94	<b>102</b>	8.5%	3.8	<b>4.2</b>	9.6%

# Area Overview - Total Market YTD



Geography	New Listings YTD			Sales YTD			Median Sales Price YTD			Active Listings YTD		
	Nov-23	Nov-24	% chg	Nov-23	Nov-24	% chg	Nov-23	Nov-24	% chg	Nov-23	Nov-24	% chg
Albemarle County	2,055	<b>2,123</b>	3.3%	1,459	<b>1,409</b>	-3.4%	\$509,990	<b>\$539,501</b>	5.8%	277	<b>263</b>	-5.1%
Charlottesville	439	<b>472</b>	7.5%	363	<b>363</b>	0.0%	\$443,250	<b>\$525,000</b>	18.4%	46	<b>55</b>	19.6%
Fluvanna County	481	<b>498</b>	3.5%	404	<b>346</b>	-14.4%	\$350,000	<b>\$356,177</b>	1.8%	51	<b>94</b>	84.3%
Greene County	294	<b>345</b>	17.3%	205	<b>247</b>	20.5%	\$385,000	<b>\$405,000</b>	5.2%	59	<b>52</b>	-11.9%
Louisa County	1,109	<b>1,133</b>	2.2%	653	<b>714</b>	9.3%	\$389,900	<b>\$397,000</b>	1.8%	217	<b>231</b>	6.5%
Nelson County	390	<b>415</b>	6.4%	274	<b>265</b>	-3.3%	\$345,000	<b>\$412,500</b>	19.6%	94	<b>102</b>	8.5%



# Area Overview - Single Family Detached Market



Geography	New Listings			Sales			Median Sales Price			Active Listings			Months Supply		
	Nov-23	Nov-24	% chg	Nov-23	Nov-24	% chg	Nov-23	Nov-24	% chg	Nov-23	Nov-24	% chg	Nov-23	Nov-24	% chg
Albemarle County	99	<b>124</b>	25.3%	102	<b>103</b>	1.0%	\$548,050	<b>\$561,843</b>	2.5%	268	<b>245</b>	-8.6%	2.2	<b>2.1</b>	-7.0%
Charlottesville	15	<b>14</b>	-6.7%	19	<b>23</b>	21.1%	\$413,000	<b>\$515,000</b>	24.7%	37	<b>45</b>	21.6%	1.3	<b>1.7</b>	26.8%
Fluvanna County	25	<b>33</b>	32.0%	25	<b>23</b>	-8.0%	\$360,000	<b>\$387,000</b>	7.5%	51	<b>94</b>	84.3%	1.4	<b>3.1</b>	129.4%
Greene County	14	<b>28</b>	100.0%	16	<b>22</b>	37.5%	\$412,500	<b>\$413,000</b>	0.1%	59	<b>52</b>	-11.9%	3.2	<b>2.4</b>	-25.1%
Louisa County	84	<b>107</b>	27.4%	54	<b>52</b>	-3.7%	\$397,000	<b>\$458,950</b>	15.6%	214	<b>231</b>	7.9%	3.6	<b>3.6</b>	0.3%
Nelson County	22	<b>24</b>	9.1%	14	<b>24</b>	71.4%	\$352,500	<b>\$543,500</b>	54.2%	67	<b>72</b>	7.5%	3.9	<b>4.1</b>	4.4%

# Area Overview - Single Family Detached Market YTD



Geography	New Listings YTD			Sales YTD			Median Sales Price YTD			Active Listings YTD		
	Nov-23	Nov-24	% chg	Nov-23	Nov-24	% chg	Nov-23	Nov-24	% chg	Nov-23	Nov-24	% chg
Albemarle County	1,887	<b>1,971</b>	4.5%	1,320	<b>1,289</b>	-2.3%	\$530,000	<b>\$555,000</b>	4.7%	268	<b>245</b>	-8.6%
Charlottesville	385	<b>398</b>	3.4%	313	<b>299</b>	-4.5%	\$465,000	<b>\$550,000</b>	18.3%	37	<b>45</b>	21.6%
Fluvanna County	480	<b>495</b>	3.1%	404	<b>343</b>	-15.1%	\$350,000	<b>\$357,000</b>	2.0%	51	<b>94</b>	84.3%
Greene County	293	<b>345</b>	17.7%	204	<b>247</b>	21.1%	\$386,000	<b>\$405,000</b>	4.9%	59	<b>52</b>	-11.9%
Louisa County	1,093	<b>1,126</b>	3.0%	648	<b>706</b>	9.0%	\$385,250	<b>\$395,000</b>	2.5%	214	<b>231</b>	7.9%
Nelson County	282	<b>292</b>	3.5%	192	<b>193</b>	0.5%	\$426,000	<b>\$499,950</b>	17.4%	67	<b>72</b>	7.5%

# Area Overview - Townhome & Condo Market



Geography	New Listings			Sales			Median Sales Price			Active Listings			Months Supply		
	Nov-23	Nov-24	% chg	Nov-23	Nov-24	% chg	Nov-23	Nov-24	% chg	Nov-23	Nov-24	% chg	Nov-23	Nov-24	% chg
Albemarle County	5	<b>5</b>	0.0%	6	<b>12</b>	100.0%	\$213,500	<b>\$284,000</b>	33.0%	9	<b>18</b>	100%	0.7	<b>1.7</b>	135%
Charlottesville	1	<b>3</b>	200.0%	4	<b>2</b>	-50.0%	\$347,500	<b>\$464,763</b>	33.7%	9	<b>10</b>	11.1%	2.0	<b>1.8</b>	-10.1%
Fluvanna County	0	<b>0</b>	n/a	0	<b>1</b>	n/a	\$0	<b>\$390,000</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	1	<b>0</b>	-100.0%	\$295,000	<b>\$0</b>	-100.0%	0	<b>0</b>	n/a	0.0	<b>0.0</b>	n/a
Louisa County	0	<b>1</b>	n/a	0	<b>1</b>	n/a	\$0	<b>\$640,000</b>	n/a	3	<b>0</b>	-100.0%	3.0	<b>0.0</b>	-100.0%
Nelson County	7	<b>11</b>	57.1%	9	<b>7</b>	-22.2%	\$272,000	<b>\$310,000</b>	14.0%	27	<b>30</b>	11.1%	3.6	<b>4.4</b>	23.5%

# Area Overview - Townhome & Condo Market YTD



Geography	New Listings YTD			Sales YTD			Median Sales Price YTD			Active Listings YTD		
	Nov-23	Nov-24	% chg	Nov-23	Nov-24	% chg	Nov-23	Nov-24	% chg	Nov-23	Nov-24	% chg
Albemarle County	168	<b>152</b>	-9.5%	139	<b>120</b>	-13.7%	\$283,950	<b>\$265,000</b>	-6.7%	9	<b>18</b>	100.0%
Charlottesville	54	<b>74</b>	37.0%	50	<b>64</b>	28.0%	\$305,000	<b>\$375,000</b>	23.0%	9	<b>10</b>	11.1%
Fluvanna County	1	<b>3</b>	200.0%	0	<b>3</b>	n/a	\$0	<b>\$345,000</b>	n/a	0	<b>0</b>	n/a
Greene County	1	<b>0</b>	-100.0%	1	<b>0</b>	-100.0%	\$295,000	<b>\$0</b>	-100.0%	0	<b>0</b>	n/a
Louisa County	16	<b>7</b>	-56.3%	5	<b>8</b>	60.0%	\$581,104	<b>\$642,500</b>	10.6%	3	<b>0</b>	-100.0%
Nelson County	108	<b>123</b>	13.9%	82	<b>72</b>	-12.2%	\$250,000	<b>\$245,000</b>	-2.0%	27	<b>30</b>	11.1%



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