

NOVEMBER
2025

CAAR CHARLOTTESVILLE AREA MARKET INDICATORS REPORT

CUSTOM REPORT PREPARED BY
VIRGINIA REALTORS®

CAAR Market Indicators Report



Key Market Trends: November 2025

- Sales continued to rise across the CAAR market.** There were 285 home sales in the month of November, up 5.6%, which is 15 more sales than the year before. Greene County saw the biggest jump in activity with 22 additional sales this month, increasing by 100%. In Charlottesville there were 25 sales, unchanged from the previous year. Activity fell the furthest in Albemarle County, down nine sales from last year (-7.8%) and Nelson County with three fewer sales (-9.7%).
- In the CAAR area, pending sales grew for the sixth straight month.** The total number of pending sales came to 340 in November, 72 more than a year ago, jumping up 26.9%. All local markets saw an increase in pending sales activity this month. Pending sales rose by double-digits in Fluvanna County with 20 more than last year (+90.9%) and Greene County with 13 additional pending sales (+59.1%)
- There was a small dip in the regionwide median sales price this month.** At \$475,000, the median sales price went down 1.0% in the CAAR footprint, a \$4,950 price drop. There was significant variation in price trends at the local level this month. The two markets with the sharpest increase in home price were Charlottesville with the median costs up \$40,000 from a year earlier (+7.8%) and Greene County with prices up \$33,635 (+8.1%). For the second straight month, prices fell in Nelson County (-16.0%), and the median price in Fluvanna County dropped \$38,500 (-9.9%)..
- Supply increased as more active listings came on the market in the CAAR footprint.** At the end of November, there were 1,041 active listings in the region, 244 more listings than the year prior, rising 30.6%. Listings surged in Albemarle County with 90 additional listings (+34.2%) and Louisa County with 77 more listings than last November (+33.3%). Nelson County was the only market where listings dipped (-1.0%).



CAAR Market Dashboard

YoY Chg	Nov-25	Indicator
▲ 5.6%	285	Sales
▲ 26.9%	340	Pending Sales
▲ 22.0%	427	New Listings
▼ -0.4%	\$478,000	Median List Price
▼ -1.0%	\$475,000	Median Sales Price
▼ -6.1%	\$258	Median Price Per Square Foot
▼ -0.5%	\$177.5	Sold Dollar Volume (in millions)
▼ -0.4%	99.6%	Median Sold/Ask Price Ratio
▲ 12.5%	18	Median Days on Market
▲ 30.6%	1,041	Active Listings
▲ 27.7%	3.4	Months of Supply
▲ 35.0%	81	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.

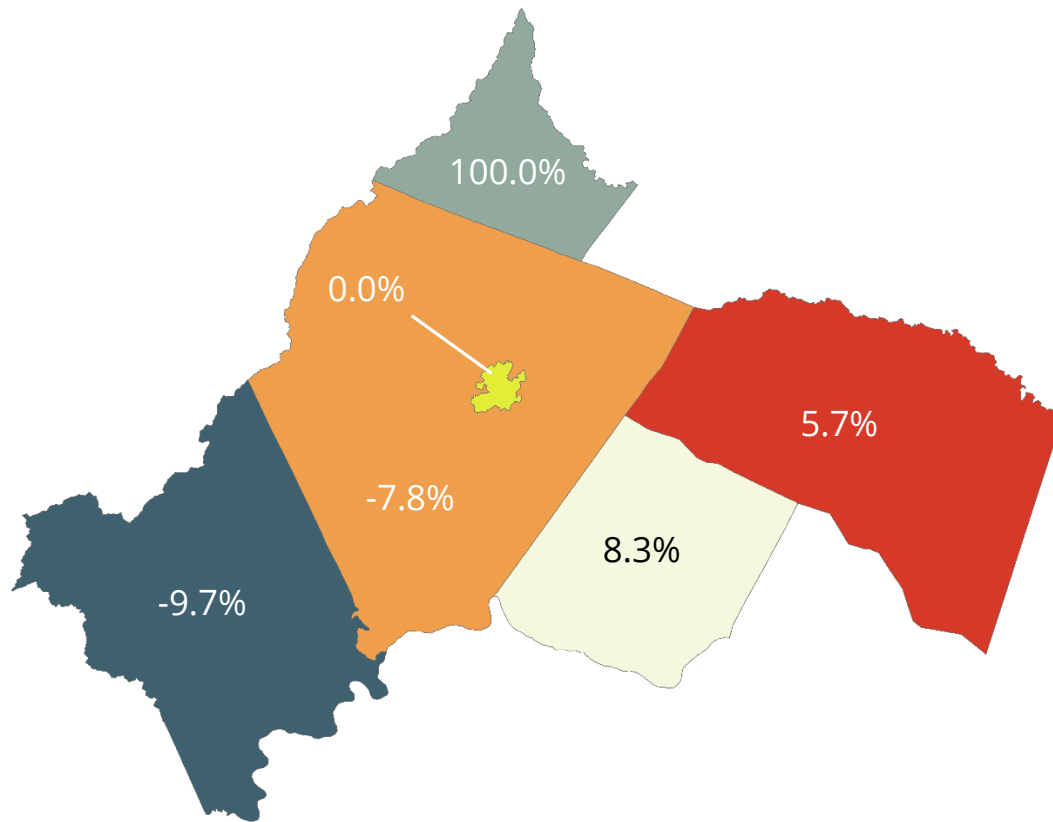
REALTORS® are well-informed about critical factors that affect your specific market area – such as changes in market conditions, consumer attitudes and interest rates.

Are You Ready to Buy or Sell Real Estate?

Contact an experienced REALTOR®.

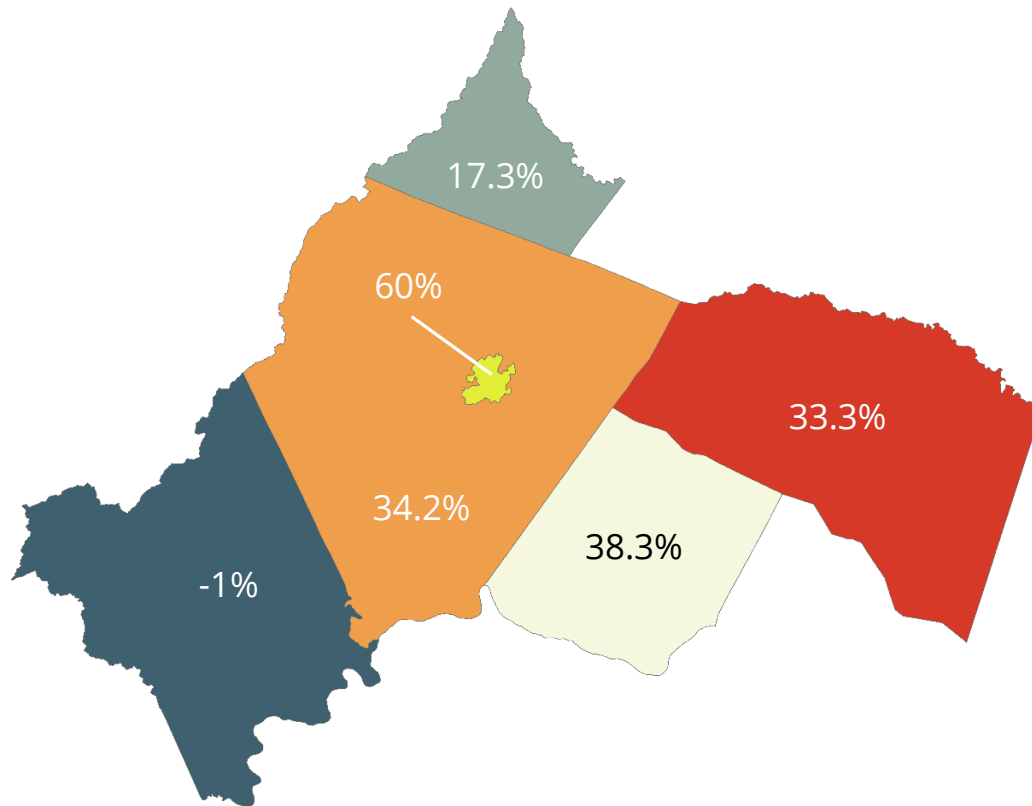


Market Activity - CAAR Footprint



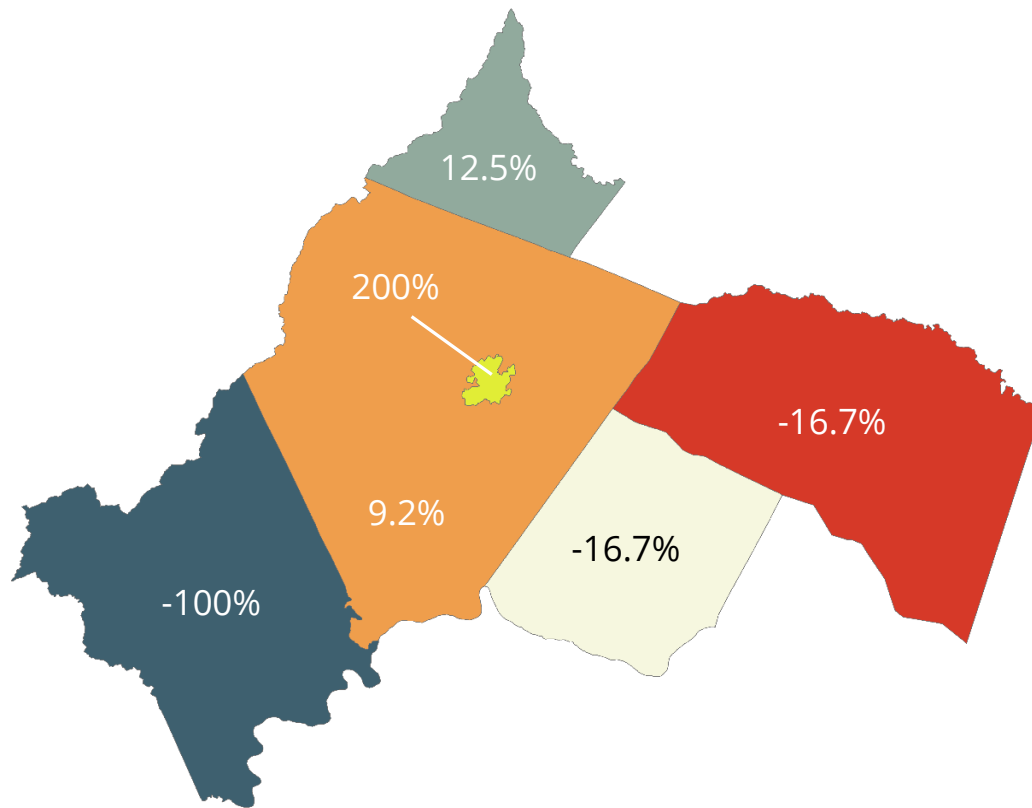
Jurisdiction	Total Sales		
	Nov-24	Nov-25	% Chg
Albemarle County	115	106	-7.8%
Charlottesville	25	25	0.0%
Fluvanna County	24	26	8.3%
Greene County	22	44	100.0%
Louisa County	53	56	5.7%
Nelson County	31	28	-9.7%
CAAR	270	285	5.6%

Active Listings: Total Inventory (includes proposed listings)



Jurisdiction	Active Listings		% Chg
	Nov-24	Nov-25	
Albemarle County	263	353	34.2%
Charlottesville	55	88	60.0%
Fluvanna County	94	130	38.3%
Greene County	52	61	17.3%
Louisa County	231	308	33.3%
Nelson County	102	101	-1.0%
CAAR	797	1,041	30.6%

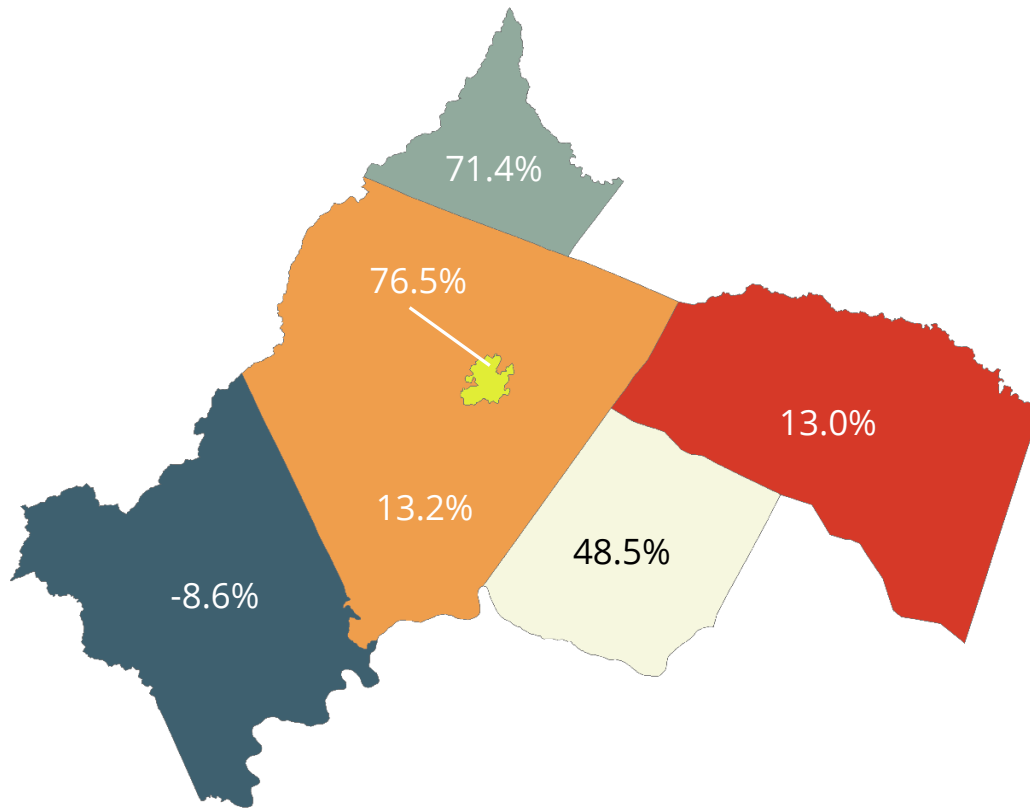
Active Listings: Proposed Listings



Active Listings
Proposed Listings

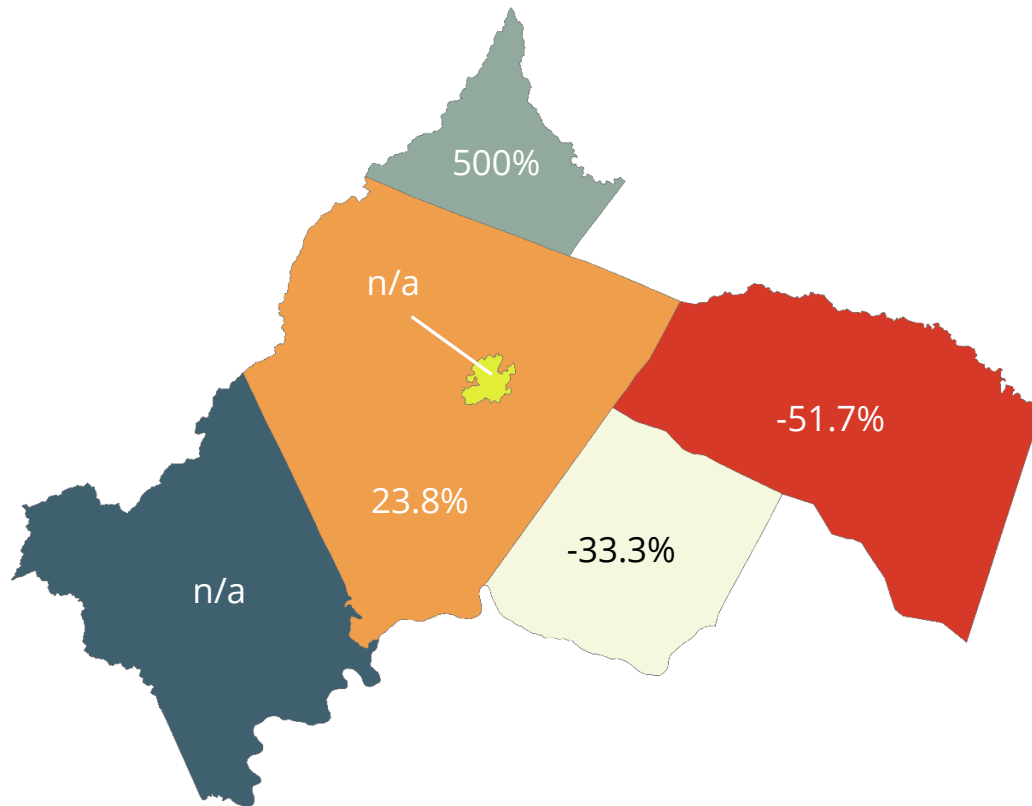
<i>Jurisdiction</i>	Nov-24	Nov-25	% Chg
Albemarle County	87	95	9.2%
Charlottesville	1	3	200.0%
Fluvanna County	18	15	-16.7%
Greene County	8	9	12.5%
Louisa County	30	25	-16.7%
Nelson County	3	0	-100%
CAAR	147	147	0.0%

New Listings: Total Inventory (includes proposed listings)



Jurisdiction	New Listings		% Chg
	Nov-24	Nov-25	
Albemarle County	129	146	13.2%
Charlottesville	17	30	76.5%
Fluvanna County	33	49	48.5%
Greene County	28	48	71.4%
Louisa County	108	122	13.0%
Nelson County	35	32	-8.6%
CAAR	350	427	22.0%

New Listings: Proposed Listings



New Listings
Proposed Listings

<i>Jurisdiction</i>	Nov-24	Nov-25	% Chg
Albemarle County	21	26	23.8%
Charlottesville	0	0	n/a
Fluvanna County	3	2	-33.3%
Greene County	2	12	500.0%
Louisa County	29	14	-51.7%
Nelson County	0	0	n/a
CAAR	55	54	-1.8%

Total Market Overview



Key Metrics	2-year Trends		Nov-24	Nov-25	YoY Chg	2024 YTD	2025 YTD	YoY Chg
	Nov-23	Nov-25						
Sales			270	285	5.6%	3,344	3,386	1.3%
Pending Sales			268	340	26.9%	3,673	3,787	3.1%
New Listings			350	427	22.0%	4,986	5,700	14.3%
Median List Price			\$479,950	\$478,000	-0.4%	\$460,875	\$470,660	2.1%
Median Sales Price			\$479,950	\$475,000	-1.0%	\$455,000	\$467,356	2.7%
Median Price Per Square Foot			\$275	\$258	-6.1%	\$254	\$266	4.9%
Sold Dollar Volume (in millions)			\$178.3	\$177.5	-0.5%	\$1,933.2	\$2,040.8	5.6%
Median Sold/Ask Price Ratio			100.0%	99.6%	-0.4%	100.0%	100.0%	0.0%
Median Days on Market			16	18	12.5%	10	15	50.0%
Active Listings			797	1,041	30.6%	n/a	n/a	n/a
Months of Supply			2.6	3.4	27.7%	n/a	n/a	n/a

Source: Virginia REALTORS®, data accessed December 15, 2025

Single-Family Detached Market Overview



Key Metrics	2-year Trends		Nov-24	Nov-25	YoY Chg	2024 YTD	2025 YTD	YoY Chg
	Nov-23	Nov-25						
Sales			247	268	8.5%	3,077	3,104	0.9%
Pending Sales			249	310	24.5%	3,407	3,496	2.6%
New Listings			330	402	21.8%	4,627	5,288	14.3%
Median List Price			\$495,000	\$489,950	-1.0%	\$474,900	\$480,000	1.1%
Median Sales Price			\$487,000	\$484,000	-0.6%	\$470,000	\$479,001	1.9%
Median Price Per Square Foot			\$274	\$258	-5.7%	\$253	\$265	4.8%
Sold Dollar Volume (in millions)			\$169.0	\$172.0	1.8%	\$1,821.5	\$1,925.5	5.7%
Median Sold/Ask Price Ratio			100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
Median Days on Market			15	18	16.7%	10	13	30.0%
Active Listings			739	969	31.1%	n/a	n/a	n/a
Months of Supply			2.7	3.4	28.2%	n/a	n/a	n/a

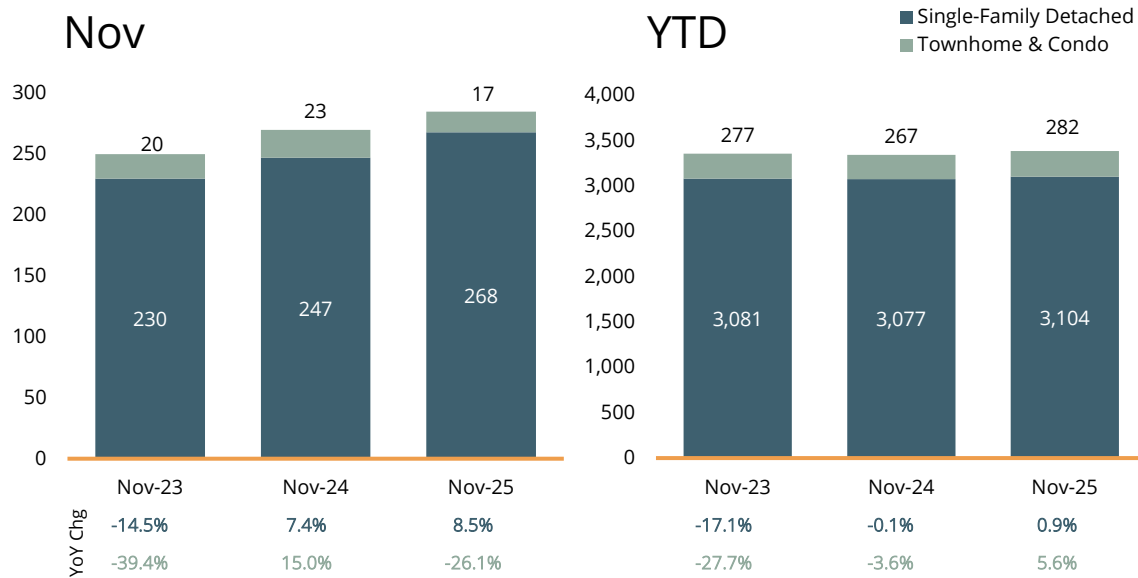
Source: Virginia REALTORS®, data accessed December 15, 2025

Townhome & Condo Market Overview



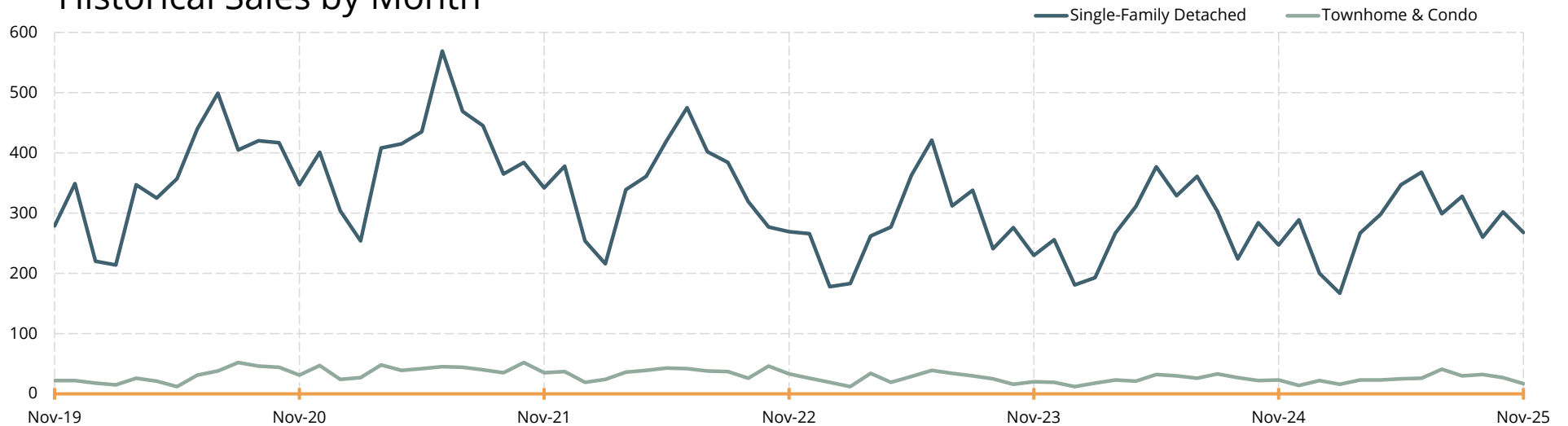
Key Metrics	2-year Trends		Nov-24	Nov-25	YoY Chg	2024 YTD	2025 YTD	YoY Chg
	Nov-23	Nov-25						
Sales			23	17	-26.1%	267	282	5.6%
Pending Sales			19	30	57.9%	266	291	9.4%
New Listings			20	25	25.0%	359	412	14.8%
Median List Price			\$370,000	\$285,000	-23.0%	\$292,475	\$299,250	2.3%
Median Sales Price			\$365,000	\$270,000	-26.0%	\$288,975	\$290,000	0.4%
Median Price Per Square Foot			\$293	\$294	0.2%	\$265	\$281	6.1%
Sold Dollar Volume (in millions)			\$9.3	\$5.4	-41.8%	\$111.6	\$115.4	3.4%
Median Sold/Ask Price Ratio			98.2%	98.3%	0.1%	100.0%	98.3%	-1.7%
Median Days on Market			25	21	-16.0%	10	23	136.8%
Active Listings			58	72	24.1%	n/a	n/a	n/a
Months of Supply			2.4	2.9	21.2%	n/a	n/a	n/a

Sales

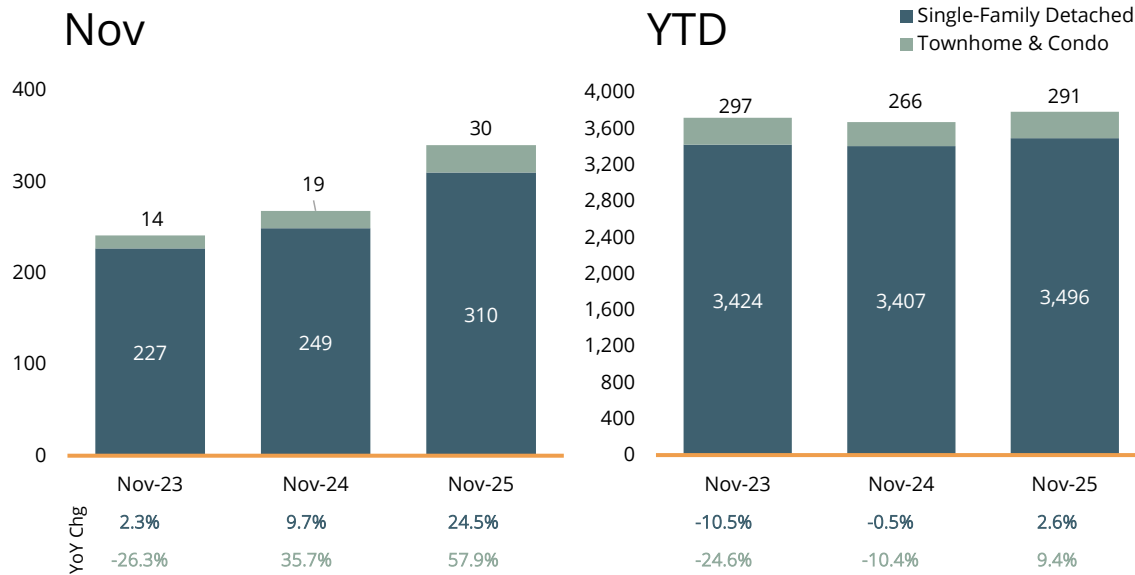


Month	Single-Family Detached		Townhomes & Condos	
	YoY Chg	YoY Chg	YoY Chg	YoY Chg
Dec-24	289	12.9%	14	-26.3%
Jan-25	200	10.5%	22	83.3%
Feb-25	167	-13.5%	16	-11.1%
Mar-25	267	0.0%	23	0.0%
Apr-25	298	-4.2%	23	9.5%
May-25	347	-8.0%	25	-21.9%
Jun-25	368	11.9%	26	-13.3%
Jul-25	299	-17.2%	41	57.7%
Aug-25	328	8.3%	30	-9.1%
Sep-25	260	16.1%	32	18.5%
Oct-25	302	6.3%	27	22.7%
Nov-25	268	8.5%	17	-26.1%
12-month Avg	283	1.8%	25	3.5%

Historical Sales by Month

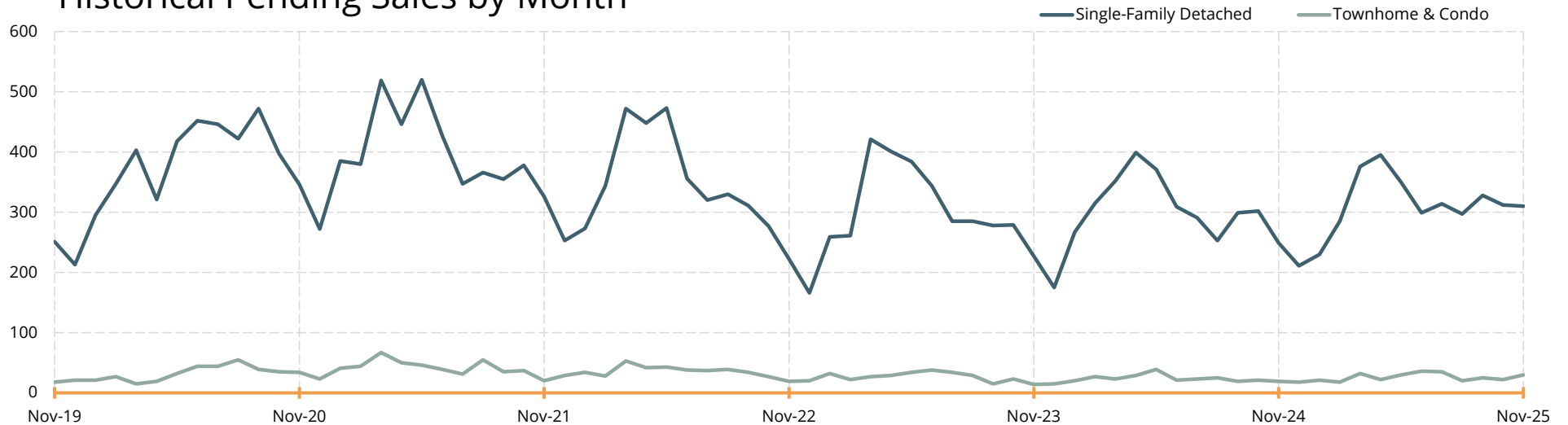


Pending Sales



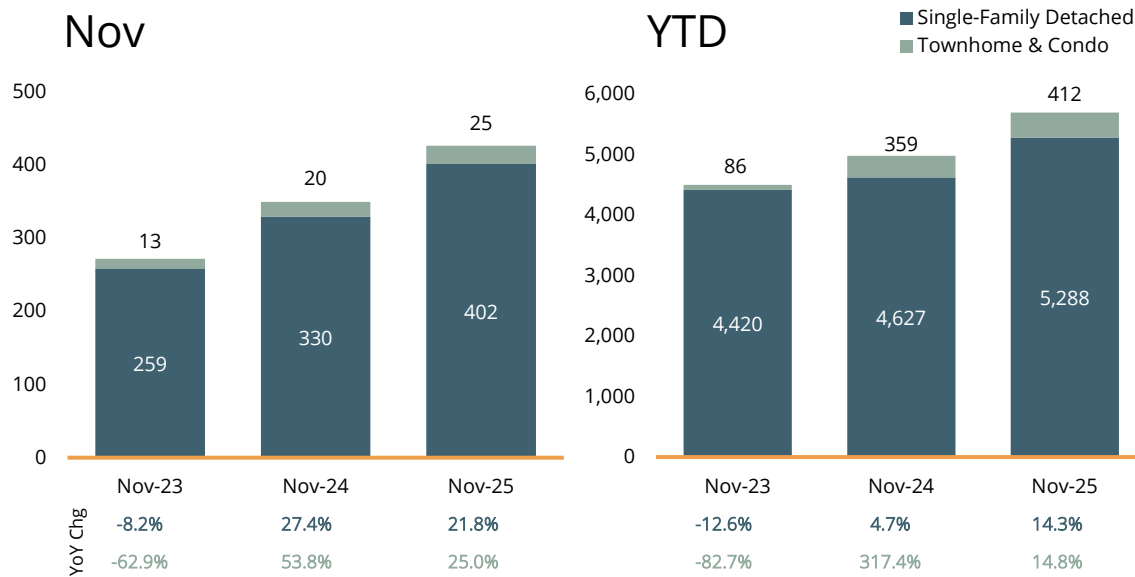
Month	Single-Family Detached		Townhomes & Condos	
	YoY Chg	YoY Chg	YoY Chg	YoY Chg
Dec-24	211	20.6%	18	20.0%
Jan-25	230	-13.9%	21	5.0%
Feb-25	285	-9.5%	18	-33.3%
Mar-25	376	6.8%	32	39.1%
Apr-25	395	-1.0%	22	-24.1%
May-25	350	-5.7%	30	-23.1%
Jun-25	299	-3.2%	36	71.4%
Jul-25	314	7.9%	35	52.2%
Aug-25	297	17.4%	20	-20.0%
Sep-25	328	9.7%	25	31.6%
Oct-25	312	3.3%	22	4.8%
Nov-25	310	24.5%	30	57.9%
12-month Avg	309	3.5%	26	10.0%

Historical Pending Sales by Month



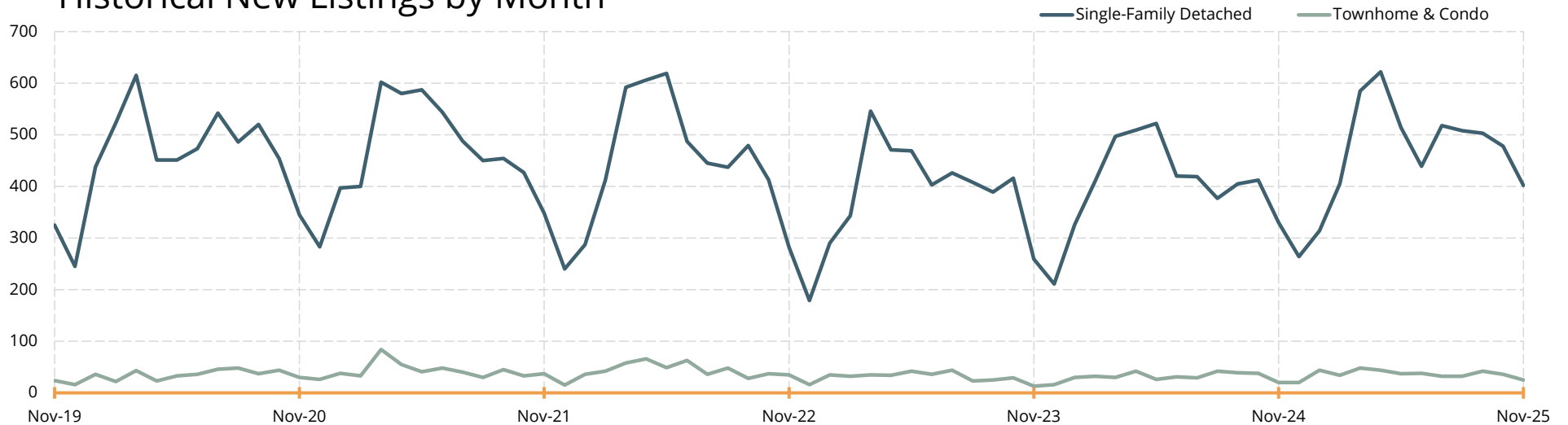
Source: Virginia REALTORS®, data accessed December 15, 2025

New Listings

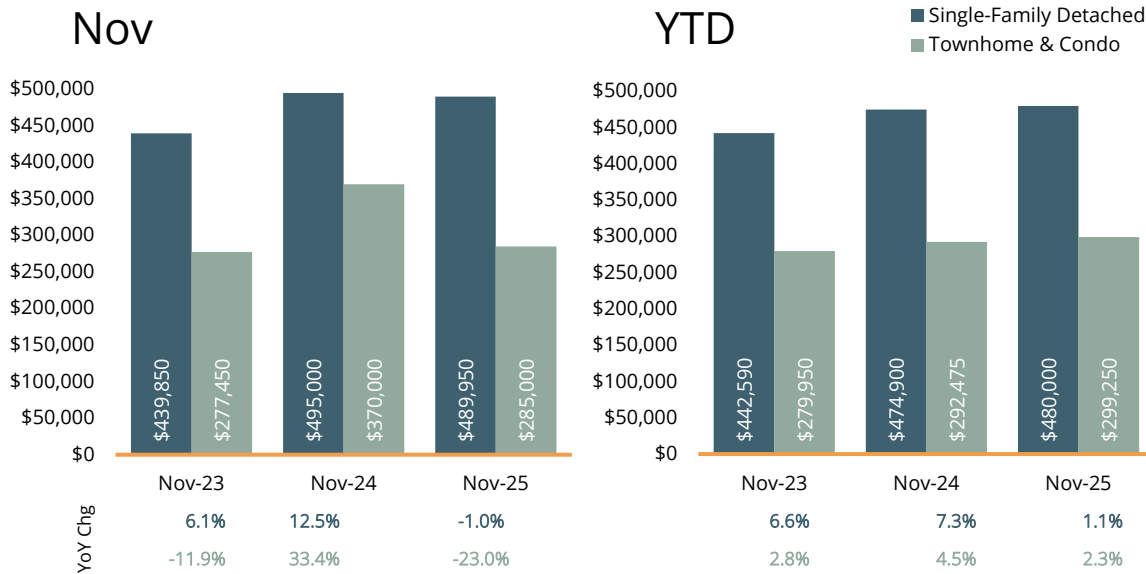


Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Dec-24	264	25.1%	20	25.0%
Jan-25	314	-3.7%	44	46.7%
Feb-25	405	-1.2%	34	6.3%
Mar-25	585	17.7%	48	60.0%
Apr-25	622	22.2%	44	4.8%
May-25	514	-1.5%	37	42.3%
Jun-25	439	4.5%	38	22.6%
Jul-25	518	23.6%	32	10.3%
Aug-25	508	34.7%	32	-23.8%
Sep-25	503	24.2%	42	7.7%
Oct-25	478	16.0%	36	-5.3%
Nov-25	402	21.8%	25	25.0%
12-month Avg	463	14.8%	36	15.2%

Historical New Listings by Month

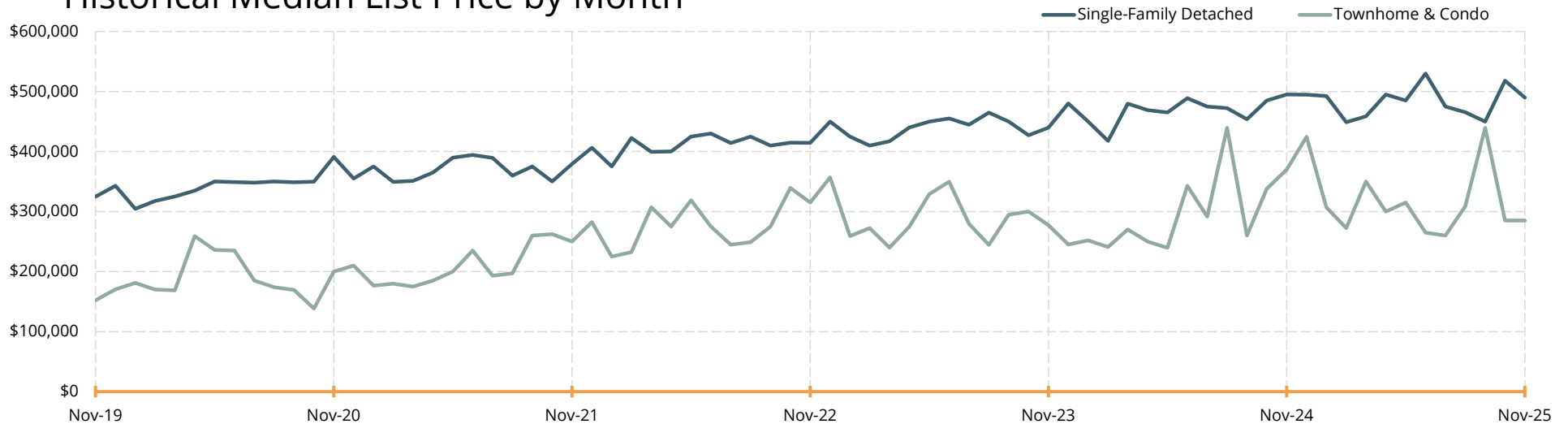


Median List Price

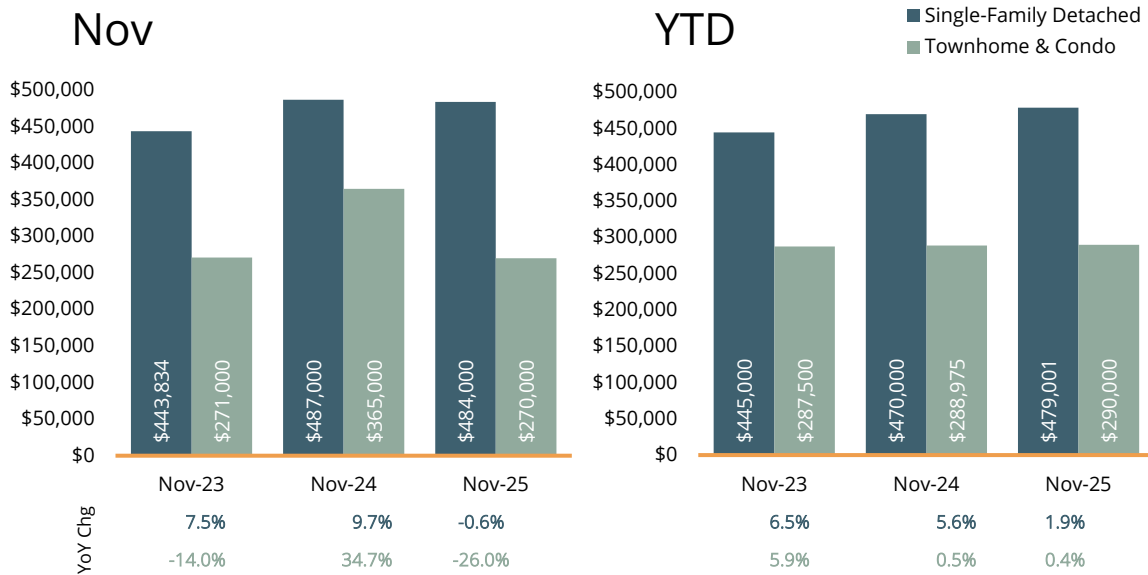


Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Dec-24	\$494,633	3.0%	\$424,500	73.3%
Jan-25	\$492,448	9.4%	\$306,750	21.7%
Feb-25	\$449,000	7.5%	\$272,450	13.0%
Mar-25	\$458,694	-4.4%	\$349,999	29.6%
Apr-25	\$495,000	5.5%	\$300,000	20.0%
May-25	\$485,000	4.3%	\$315,000	31.4%
Jun-25	\$529,950	8.4%	\$264,988	-22.7%
Jul-25	\$475,000	0.0%	\$260,000	-10.9%
Aug-25	\$465,369	-1.5%	\$308,950	-29.7%
Sep-25	\$449,950	-0.8%	\$439,450	69.0%
Oct-25	\$518,208	6.8%	\$285,000	-15.7%
Nov-25	\$489,950	-1.0%	\$285,000	-23.0%
12-month Avg	\$483,600	3.0%	\$317,674	7.7%

Historical Median List Price by Month

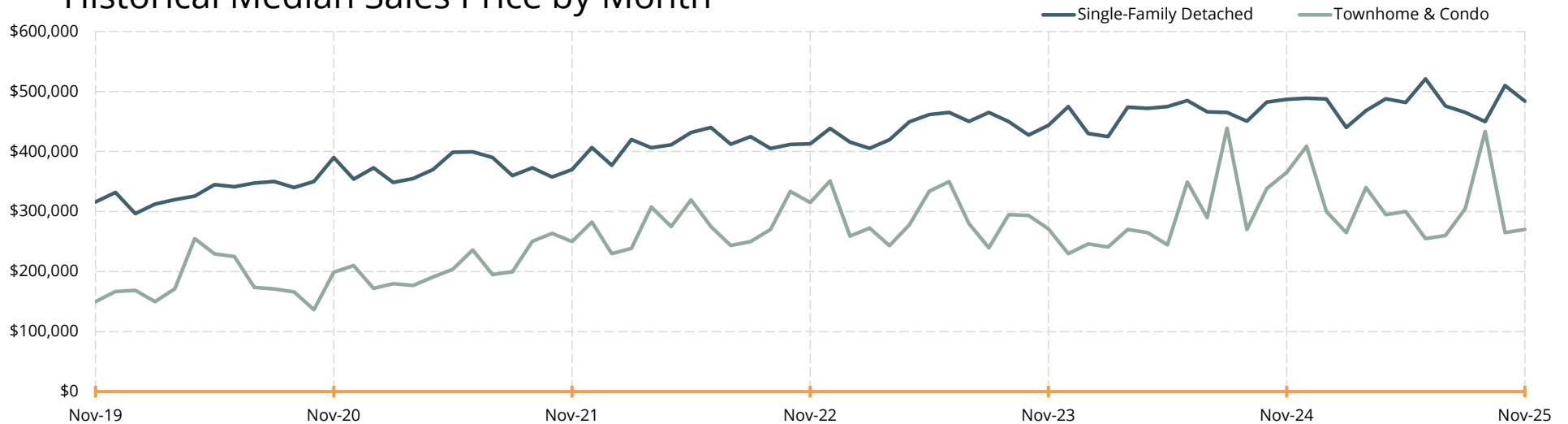


Median Sales Price



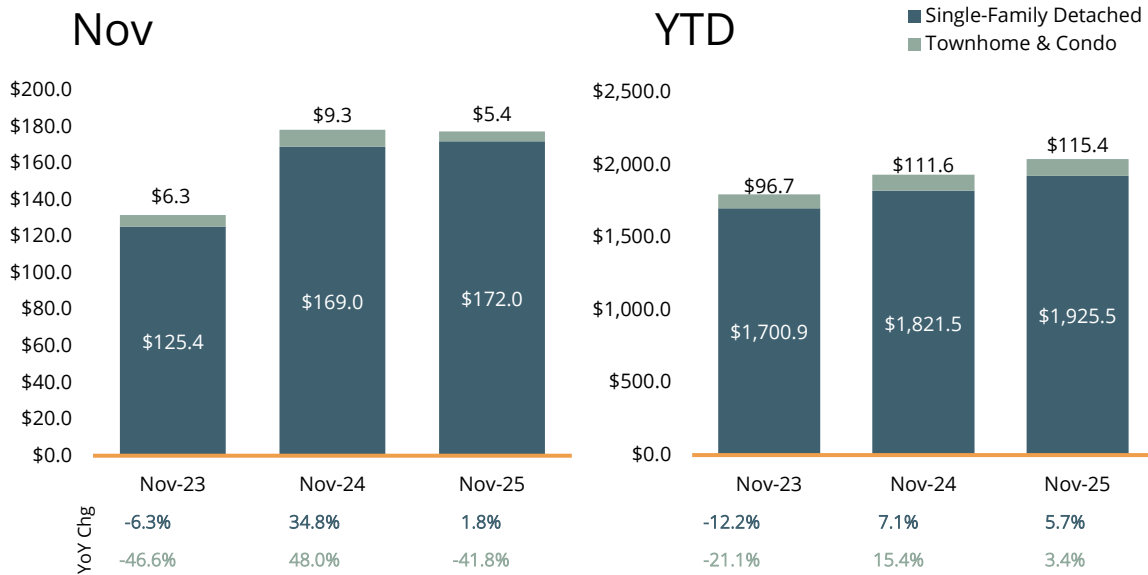
Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Dec-24	\$489,000	3.0%	\$409,000	77.8%
Jan-25	\$487,500	13.4%	\$300,000	21.8%
Feb-25	\$440,000	3.5%	\$265,000	10.0%
Mar-25	\$468,000	-1.3%	\$340,000	25.9%
Apr-25	\$488,000	3.4%	\$295,000	11.3%
May-25	\$481,713	1.4%	\$300,000	22.7%
Jun-25	\$521,000	7.4%	\$255,000	-26.9%
Jul-25	\$476,000	2.1%	\$260,000	-10.4%
Aug-25	\$465,000	0.0%	\$305,000	-30.5%
Sep-25	\$449,995	-0.1%	\$433,500	60.6%
Oct-25	\$510,000	5.7%	\$265,000	-21.7%
Nov-25	\$484,000	-0.6%	\$270,000	-26.0%
12-month Avg	\$480,017	3.1%	\$308,125	4.2%

Historical Median Sales Price by Month



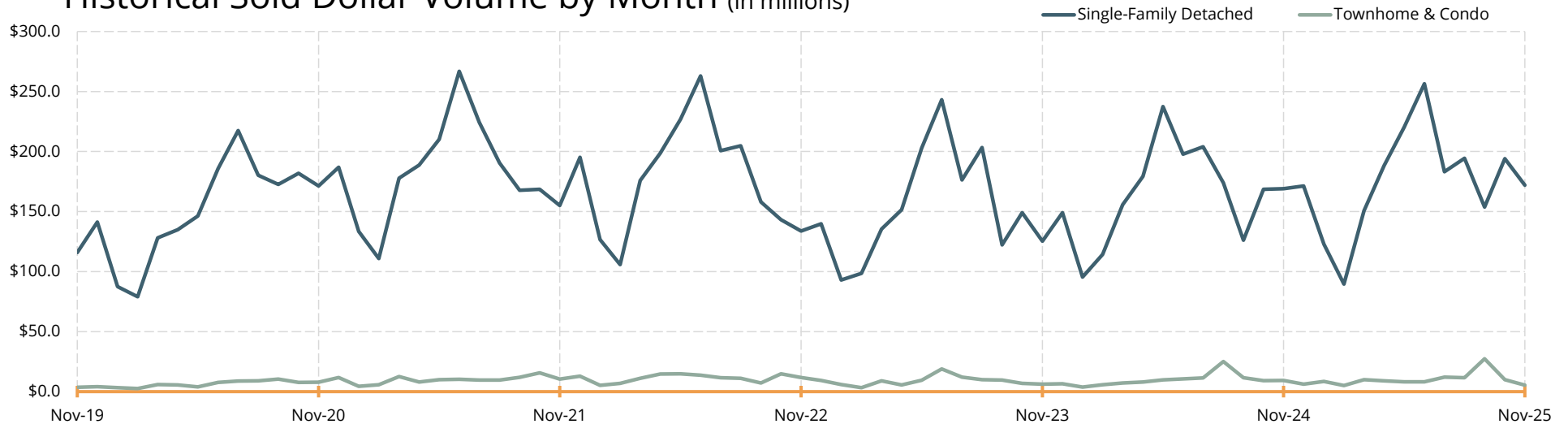
Source: Virginia REALTORS®, data accessed December 15, 2025

Sold Dollar Volume (in millions)

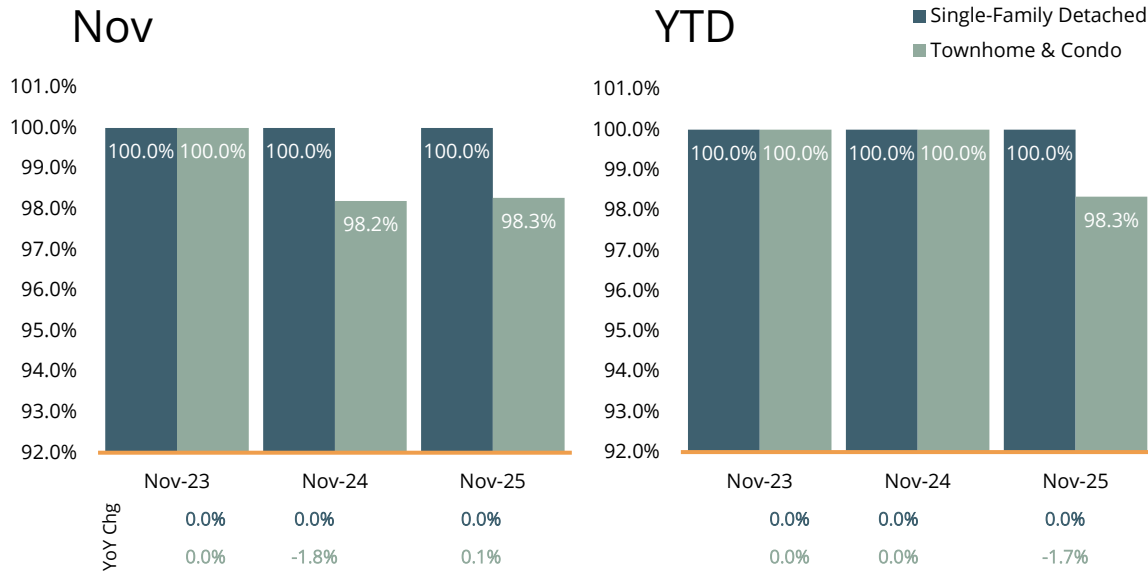


Month	Single-Family Detached		Townhomes & Condos	
	YoY Chg	YoY Chg	YoY Chg	YoY Chg
Dec-24	\$171.2	14.9%	\$6.1	-5.3%
Jan-25	\$122.9	28.8%	\$8.5	125.4%
Feb-25	\$89.6	-21.6%	\$5.2	-9.4%
Mar-25	\$150.6	-3.3%	\$9.9	38.3%
Apr-25	\$188.3	5.0%	\$9.0	12.6%
May-25	\$220.2	-7.3%	\$8.1	-16.7%
Jun-25	\$256.4	29.7%	\$8.1	-23.7%
Jul-25	\$183.2	-10.2%	\$12.1	6.0%
Aug-25	\$194.3	11.8%	\$11.6	-53.7%
Sep-25	\$153.8	21.9%	\$27.4	137.6%
Oct-25	\$194.1	15.2%	\$10.0	9.0%
Nov-25	\$172.0	1.8%	\$5.4	-41.8%
12-month Avg	\$174.7	6.4%	\$10.1	2.9%

Historical Sold Dollar Volume by Month (in millions)

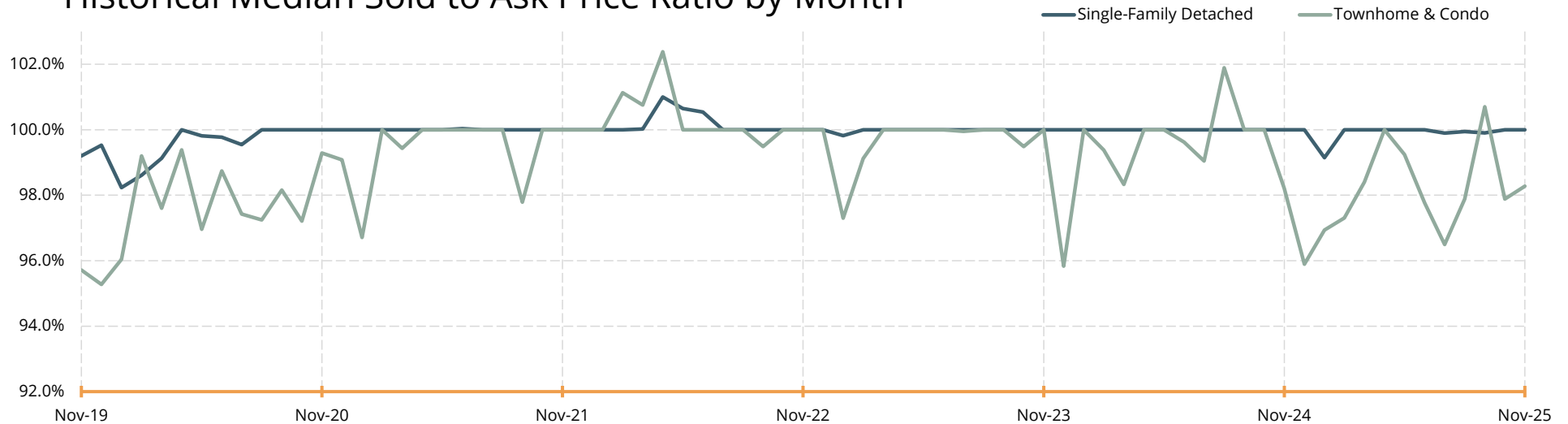


Median Sold to Ask Price Ratio

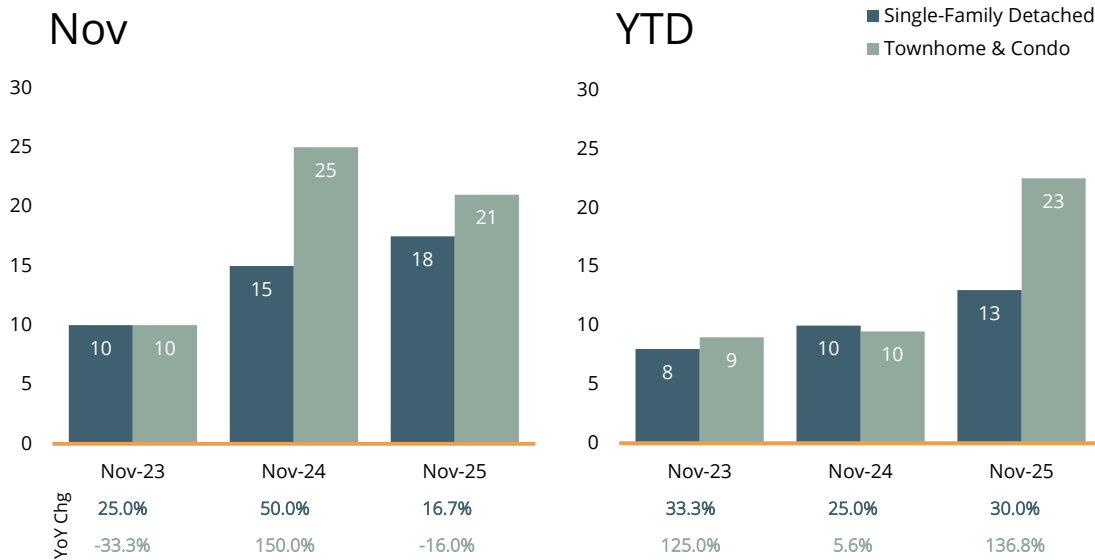


Month	Single-Family Detached		Townhomes & Condos	
	YoY Chg	YoY Chg	YoY Chg	YoY Chg
Dec-24	100.0%	0.0%	95.9%	0.1%
Jan-25	99.1%	-0.9%	96.9%	-3.1%
Feb-25	100.0%	0.0%	97.3%	-2.1%
Mar-25	100.0%	0.0%	98.4%	0.1%
Apr-25	100.0%	0.0%	100.0%	0.0%
May-25	100.0%	0.0%	99.2%	-0.8%
Jun-25	100.0%	0.0%	97.8%	-1.9%
Jul-25	99.9%	-0.1%	96.5%	-2.6%
Aug-25	99.9%	-0.1%	97.9%	-3.9%
Sep-25	99.9%	-0.1%	100.7%	0.7%
Oct-25	100.0%	0.0%	97.9%	-2.1%
Nov-25	100.0%	0.0%	98.3%	0.1%
12-month Avg	99.9%	-0.1%	98.1%	-1.3%

Historical Median Sold to Ask Price Ratio by Month

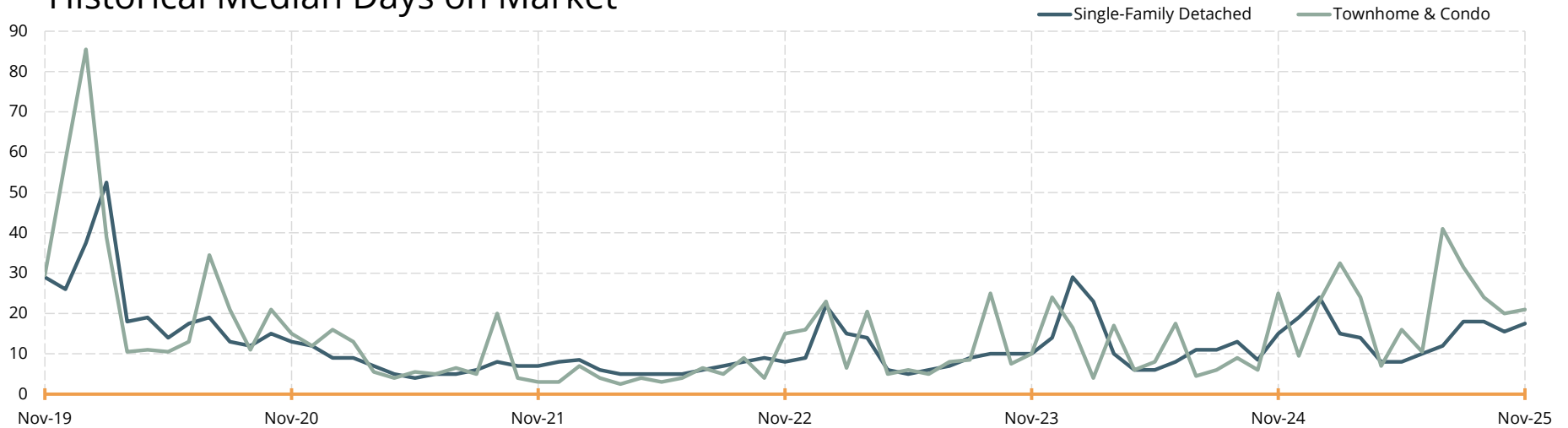


Median Days on Market

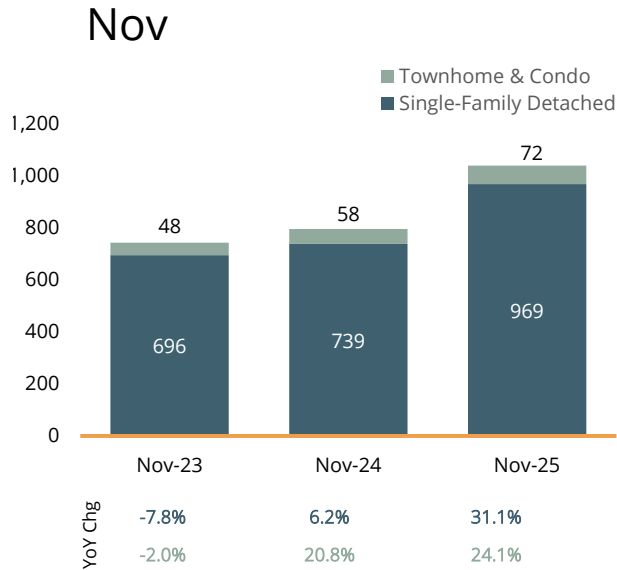


Month	Single-Family		Townhomes & Condos	
	Detached	YoY Chg	Condos	YoY Chg
Dec-24	19	35.7%	10	-60.4%
Jan-25	24	-17.2%	23	39.4%
Feb-25	15	-34.8%	33	712.5%
Mar-25	14	40.0%	24	41.2%
Apr-25	8	33.3%	7	16.7%
May-25	8	33.3%	16	100.0%
Jun-25	10	25.0%	11	-40.0%
Jul-25	12	9.1%	41	811.1%
Aug-25	18	63.6%	32	425.0%
Sep-25	18	38.5%	24	166.7%
Oct-25	16	82.4%	20	233.3%
Nov-25	18	16.7%	21	-16.0%
12-month Avg	15	15.9%	22	81.2%

Historical Median Days on Market

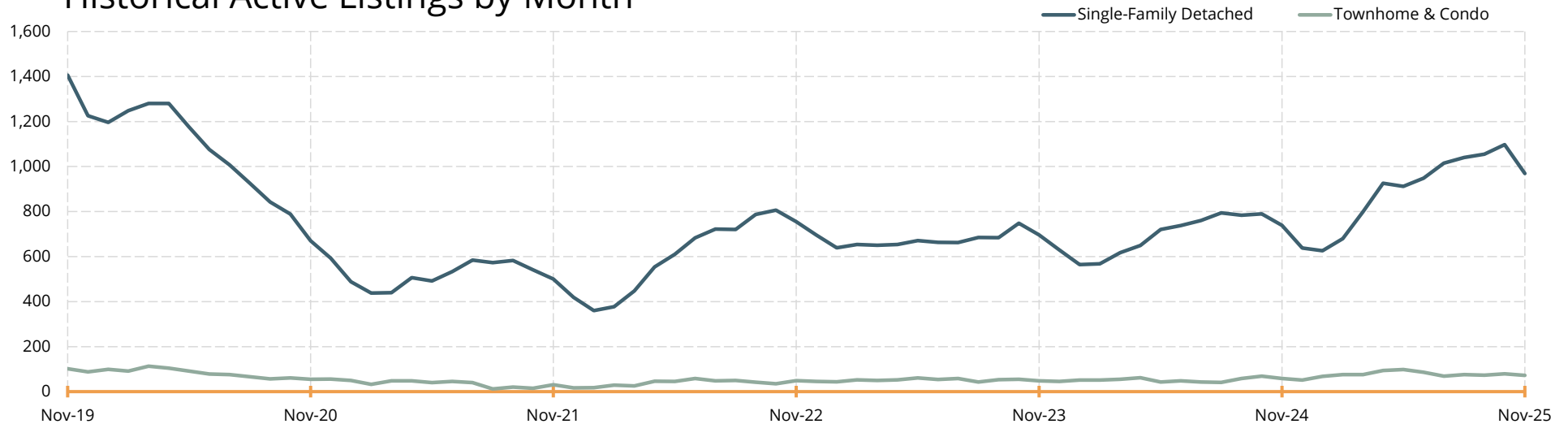


Active Listings



Month	Single-Family		Townhomes & Condos	
	Detached	YoY Chg	Condos	YoY Chg
Dec-24	638	1.4%	51	13.3%
Jan-25	626	11.0%	68	33.3%
Feb-25	680	19.7%	76	49.0%
Mar-25	799	29.5%	76	38.2%
Apr-25	926	42.7%	94	51.6%
May-25	912	26.7%	98	127.9%
Jun-25	948	28.5%	86	79.2%
Jul-25	1,015	33.6%	69	60.5%
Aug-25	1,040	31.0%	76	85.4%
Sep-25	1,055	34.6%	73	25.9%
Oct-25	1,097	38.9%	79	14.5%
Nov-25	969	31.1%	72	24.1%
12-month Avg	892	28.2%	77	47.1%

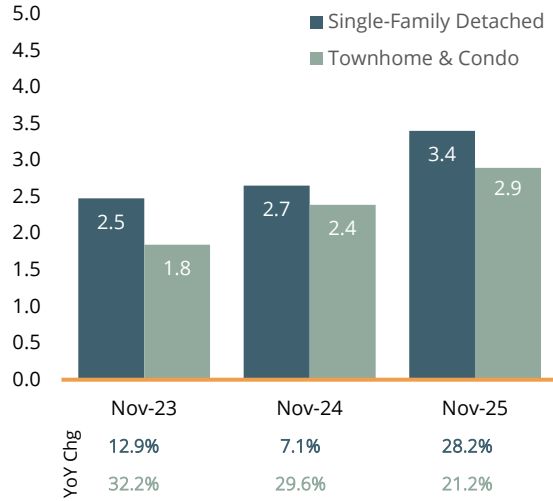
Historical Active Listings by Month



Months of Supply

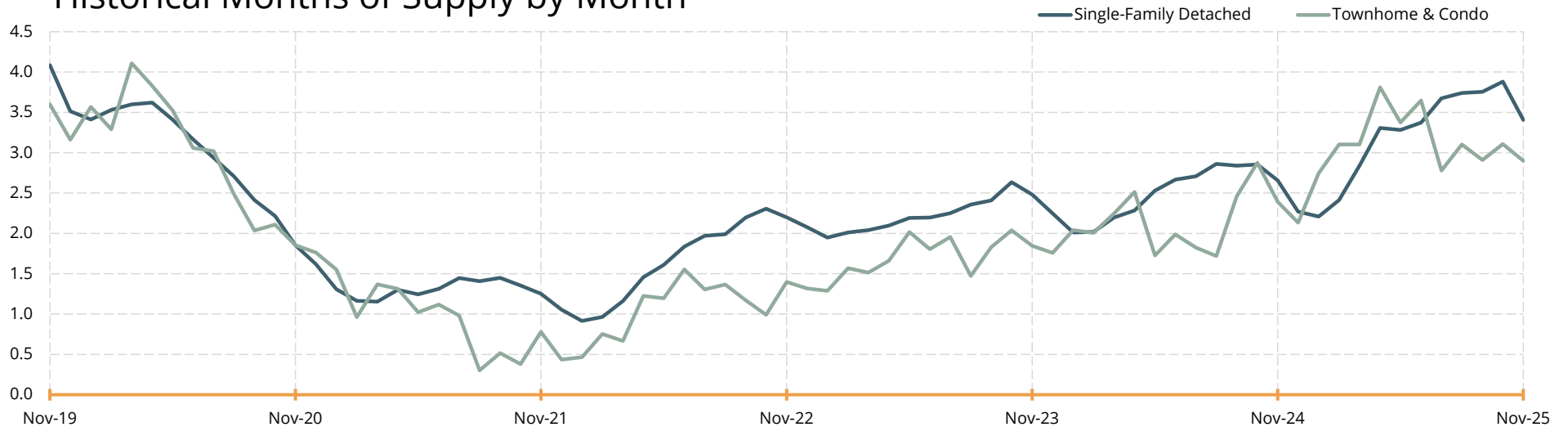


Nov

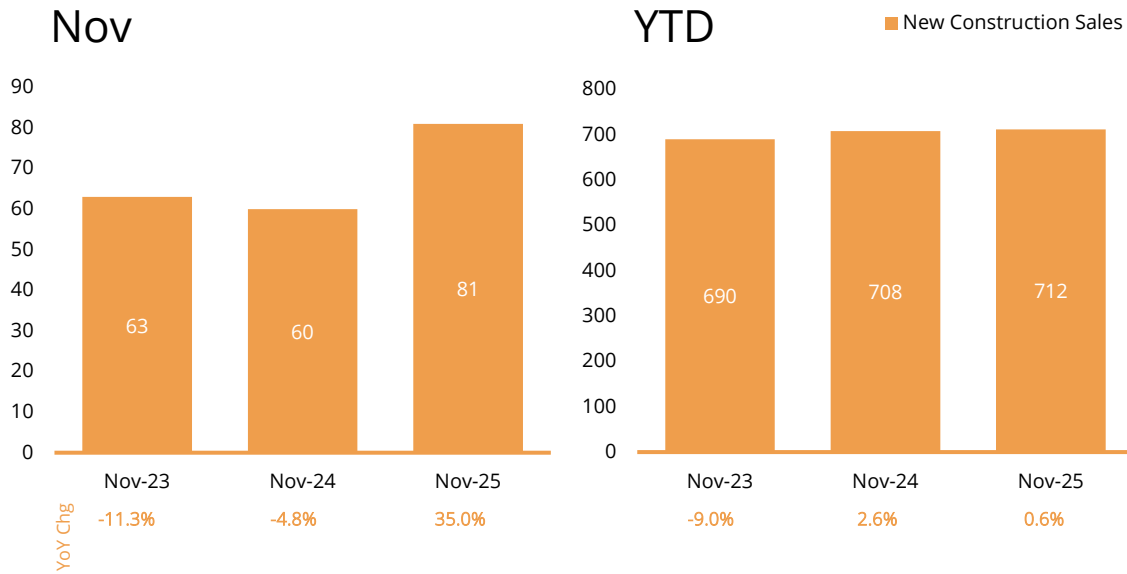


Month	Single-Family		Townhomes &	
	Detached	YoY Chg	Condos	YoY Chg
Dec-24	2.3	1.0%	2.1	21.2%
Jan-25	2.2	9.9%	2.7	34.7%
Feb-25	2.4	19.5%	3.1	54.6%
Mar-25	2.8	29.3%	3.1	38.2%
Apr-25	3.3	44.7%	3.8	51.6%
May-25	3.3	29.7%	3.4	95.6%
Jun-25	3.4	26.4%	3.6	83.6%
Jul-25	3.7	35.7%	2.8	52.4%
Aug-25	3.7	30.7%	3.1	80.3%
Sep-25	3.8	32.3%	2.9	18.3%
Oct-25	3.9	36.0%	3.1	8.1%
Nov-25	3.4	28.2%	2.9	21.2%
12-month Avg	3.2	27.7%	3.1	43.7%

Historical Months of Supply by Month

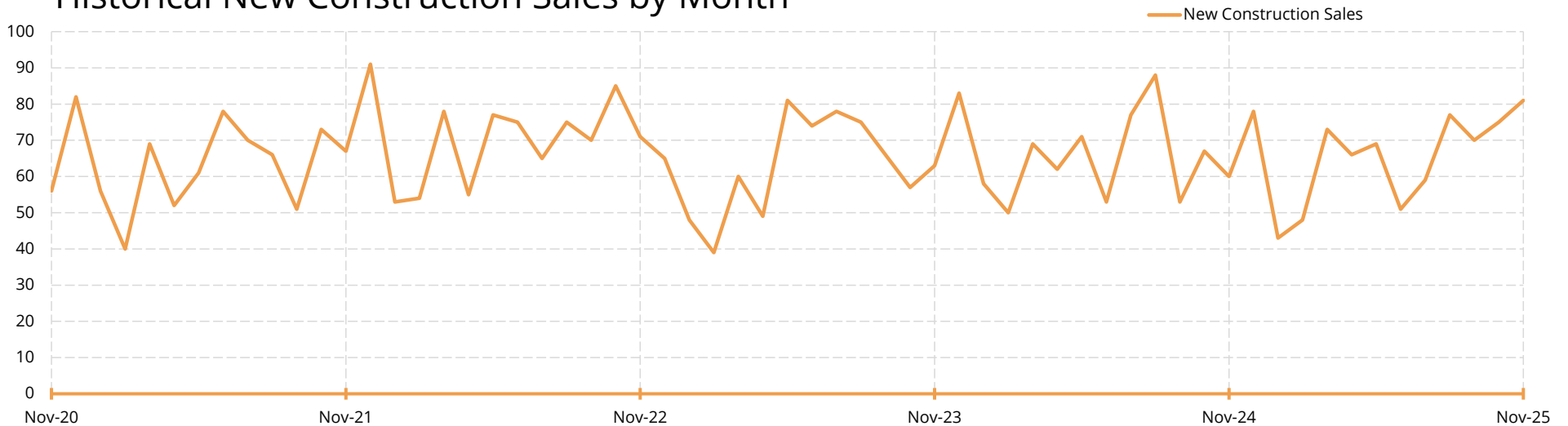


New Construction Sales



New Construction		
Month	Sales	YoY Chg
Dec-24	78	-6.0%
Jan-25	43	-25.9%
Feb-25	48	-4.0%
Mar-25	73	5.8%
Apr-25	66	6.5%
May-25	69	-2.8%
Jun-25	51	-3.8%
Jul-25	59	-23.4%
Aug-25	77	-12.5%
Sep-25	70	32.1%
Oct-25	75	11.9%
Nov-25	81	35.0%
12-month Avg	66	-0.1%

Historical New Construction Sales by Month



Area Overview - Total Market



Geography	New Listings			Sales			Median Sales Price			Active Listings			Months Supply		
	Nov-24	Nov-25	% chg	Nov-24	Nov-25	% chg	Nov-24	Nov-25	% chg	Nov-24	Nov-25	% chg	Nov-24	Nov-25	% chg
Albemarle County	129	146	13.2%	115	106	-7.8%	\$552,000	\$571,313	3.5%	263	353	34.2%	2.0	2.8	37.4%
Charlottesville	17	30	76.5%	25	25	0.0%	\$515,000	\$555,000	7.8%	55	88	60.0%	1.7	2.6	58.0%
Fluvanna County	33	49	48.5%	24	26	8.3%	\$388,500	\$350,000	-9.9%	94	130	38.3%	3.1	3.7	19.5%
Greene County	28	48	71.4%	22	44	100.0%	\$413,000	\$446,635	8.1%	52	61	17.3%	2.4	2.2	-10.0%
Louisa County	108	122	13.0%	53	56	5.7%	\$460,899	\$457,848	-0.7%	231	308	33.3%	3.6	5.0	40.4%
Nelson County	35	32	-8.6%	31	28	-9.7%	\$485,000	\$407,250	-16.0%	102	101	-1.0%	4.2	3.9	-6.4%

Area Overview - Total Market YTD



Geography	New Listings YTD			Sales YTD			Median Sales Price YTD			Active Listings YTD		
	Nov-24	Nov-25	% chg	Nov-24	Nov-25	% chg	Nov-24	Nov-25	% chg	Nov-24	Nov-25	% chg
Albemarle County	2,123	2,132	0.4%	1,409	1,364	-3.2%	\$539,057	\$552,000	2.4%	263	353	34.2%
Charlottesville	472	592	25.4%	363	369	1.7%	\$525,000	\$500,000	-4.8%	55	88	60.0%
Fluvanna County	498	576	15.7%	346	385	11.3%	\$357,000	\$376,000	5.3%	94	130	38.3%
Greene County	345	683	98.0%	247	320	29.6%	\$405,000	\$428,985	5.9%	52	61	17.3%
Louisa County	1,133	1,300	14.7%	714	671	-6.0%	\$397,000	\$417,500	5.2%	231	308	33.3%
Nelson County	415	417	0.5%	265	277	4.5%	\$412,500	\$420,000	1.8%	102	101	-1.0%

Area Overview - Single Family Detached Market



Geography	New Listings			Sales			Median Sales Price			Active Listings			Months Supply		
	Nov-24	Nov-25	% chg	Nov-24	Nov-25	% chg	Nov-24	Nov-25	% chg	Nov-24	Nov-25	% chg	Nov-24	Nov-25	% chg
Albemarle County	124	139	12.1%	103	102	-1.0%	\$561,843	\$577,188	2.7%	245	336	37.1%	2.1	2.9	41.1%
Charlottesville	14	22	57.1%	23	22	-4.3%	\$515,000	\$555,238	7.8%	45	62	37.8%	1.7	2.2	31.3%
Fluvanna County	33	48	45.5%	23	25	8.7%	\$387,000	\$350,000	-9.6%	94	130	38.3%	3.1	3.7	19.1%
Greene County	28	48	71.4%	22	44	100.0%	\$413,000	\$446,635	8.1%	52	61	17.3%	2.4	2.2	-10.0%
Louisa County	107	122	14.0%	52	56	7.7%	\$458,950	\$457,848	-0.2%	231	308	33.3%	3.6	5.1	39.9%
Nelson County	24	23	-4.2%	24	19	-20.8%	\$543,500	\$530,000	-2.5%	72	72	0.0%	4.1	4.1	0.5%

Area Overview - Single Family Detached Market YTD



Geography	New Listings YTD			Sales YTD			Median Sales Price YTD			Active Listings YTD		
	Nov-24	Nov-25	% chg	Nov-24	Nov-25	% chg	Nov-24	Nov-25	% chg	Nov-24	Nov-25	% chg
Albemarle County	1,971	1,959	-0.6%	1,289	1,233	-4.3%	\$555,000	\$571,313	2.9%	245	336	37.1%
Charlottesville	398	492	23.6%	299	313	4.7%	\$550,000	\$536,300	-2.5%	45	62	37.8%
Fluvanna County	495	574	16.0%	343	383	11.7%	\$357,025	\$376,200	5.4%	94	130	38.3%
Greene County	345	683	98.0%	247	320	29.6%	\$405,000	\$428,985	5.9%	52	61	17.3%
Louisa County	1,126	1,296	15.1%	706	666	-5.7%	\$395,000	\$410,000	3.8%	231	308	33.3%
Nelson County	292	284	-2.7%	193	189	-2.1%	\$499,950	\$490,000	-2.0%	72	72	0.0%

Area Overview - Townhome & Condo Market



Geography	New Listings			Sales			Median Sales Price			Active Listings			Months Supply		
	Nov-24	Nov-25	% chg	Nov-24	Nov-25	% chg	Nov-24	Nov-25	% chg	Nov-24	Nov-25	% chg	Nov-24	Nov-25	% chg
Albemarle County	5	7	40.0%	12	4	-66.7%	\$284,000	\$235,250	-17.2%	18	17	-6%	1.7	1.5	-8%
Charlottesville	3	8	166.7%	2	3	50.0%	\$464,763	\$312,000	-32.9%	10	26	160.0%	1.8	5.5	210.2%
Fluvanna County	0	1	n/a	1	1	0.0%	\$390,000	\$309,840	-20.6%	0	0	n/a	0.0	0.0	n/a
Greene County	0	0	n/a	0	0	n/a	\$0	\$0	n/a	0	0	n/a	0.0	0.0	n/a
Louisa County	1	0	-100.0%	1	0	-100%	\$640,000	\$0	-100%	0	0	n/a	0.0	0.0	n/a
Nelson County	11	9	-18.2%	7	9	28.6%	\$310,000	\$270,000	-12.9%	30	29	-3.3%	4.4	3.5	-20.9%

Area Overview - Townhome & Condo Market YTD



Geography	New Listings YTD			Sales YTD			Median Sales Price YTD			Active Listings YTD		
	Nov-24	Nov-25	% chg	Nov-24	Nov-25	% chg	Nov-24	Nov-25	% chg	Nov-24	Nov-25	% chg
Albemarle County	152	173	13.8%	120	131	9.2%	\$265,000	\$289,900	9.4%	18	17	-5.6%
Charlottesville	74	100	35.1%	64	56	-12.5%	\$375,000	\$313,000	-16.5%	10	26	160.0%
Fluvanna County	3	2	-33.3%	3	2	-33.3%	\$345,000	\$301,564	-12.6%	0	0	n/a
Greene County	0	0	n/a	0	0	n/a	\$0	\$0	n/a	0	0	n/a
Louisa County	7	4	-42.9%	8	5	-37.5%	\$642,500	\$610,000	-5.1%	0	0	n/a
Nelson County	123	133	8.1%	72	88	22.2%	\$245,000	\$262,500	7.1%	30	29	-3.3%



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.

NOTE: The term REALTOR® is a registered collective membership mark that identifies a real estate professional who is a member of the National Association of REALTORS® and subscribes to its strict code of ethics.

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® Research Team

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