

JANUARY
2026

CAAR CHARLOTTESVILLE AREA MARKET INDICATORS REPORT

CUSTOM REPORT PREPARED BY
VIRGINIA REALTORS®

CAAR Market Indicators Report



Key Market Trends: January 2026

› **After rising for five straight months, sales fell at the beginning of 2026 in the region.** There were 206 sales in January, 16 fewer than a year ago, decreasing by 7.2%. Greene County saw a 71.4% uptick in activity this month which is 10 more than last year, the only local market with an increase. Activity fell the sharpest in Albemarle County with 16 fewer sales than last January (-18.4%).

› **Pending sales were higher in January of this year compared to last year.** There were 276 pending sales in the CAAR market, up 10%, which is 25 more than last January. Activity was on the rise in Albemarle County (+19.2%) and Charlottesville (+88.2%) with both markets having 15 more pending sales than a year earlier. Nelson County saw a 50% decline in pending sales this month, translating to 16 less than the year before. Greene County had the same amount of pending sales as a year ago.

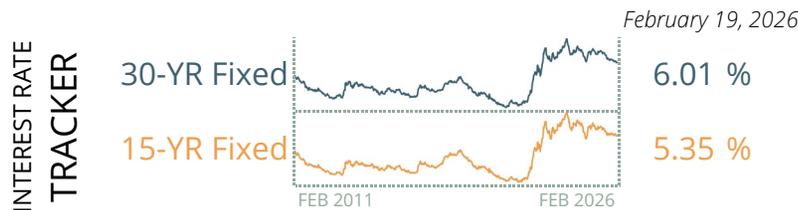
› **Regionwide, the median sales price fell for the third consecutive month in the CAAR footprint.** The median price decreased by 8.8%, falling to \$436,500 in January, \$42,300 less than a year earlier. The median price of a home in Fluvanna County was \$325,000 this month, down 17% or \$66,500 from last year. The median price went up the most in Charlottesville (+\$140,000) and Nelson County (+\$105,000) this month.

› **More active listings are on the market in the CAAR area.** At the end of January, there were 899 active listings on the market regionwide, 205 more than a year prior, a 29.5% jump in listings. Listings saw the largest surge in Albemarle County with 65 additional listings (+26.4%) and Louisa County with 50 more than a year ago (+22.6%).



CAAR Market Dashboard

YoY Chg	Jan-26	Indicator
▼ -7.2%	206	Sales
▲ 10.0%	276	Pending Sales
▲ 4.5%	374	New Listings
▼ -8.8%	\$445,913	Median List Price
▼ -8.8%	\$436,500	Median Sales Price
▲ 1.2%	\$269	Median Price Per Square Foot
▼ -8.2%	\$120.6	Sold Dollar Volume (in millions)
▲ 0.7%	99.7%	Median Sold/Ask Price Ratio
▲ 17.0%	28	Median Days on Market
▲ 29.5%	899	Active Listings
▲ 27.7%	2.9	Months of Supply
▲ 37.2%	59	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.

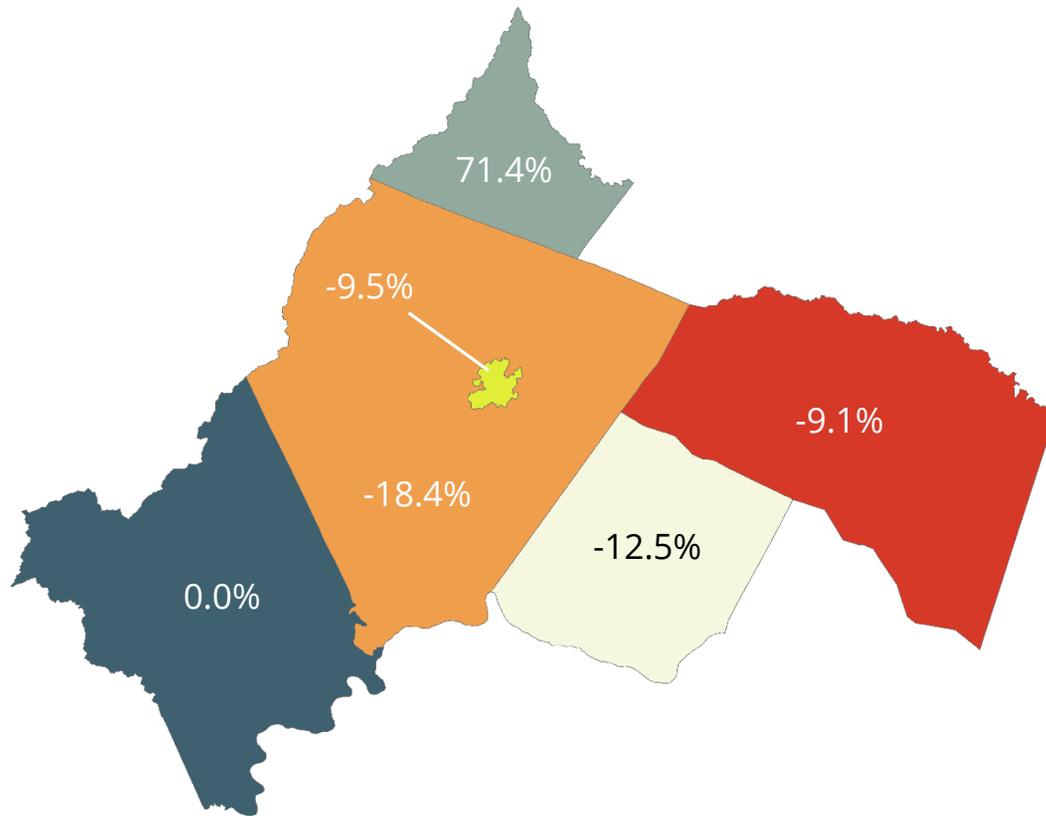
REALTORS® are well-informed about critical factors that affect your specific market area – such as changes in market conditions, consumer attitudes and interest rates.

Are You Ready to Buy or Sell Real Estate?

Contact an experienced REALTOR®.

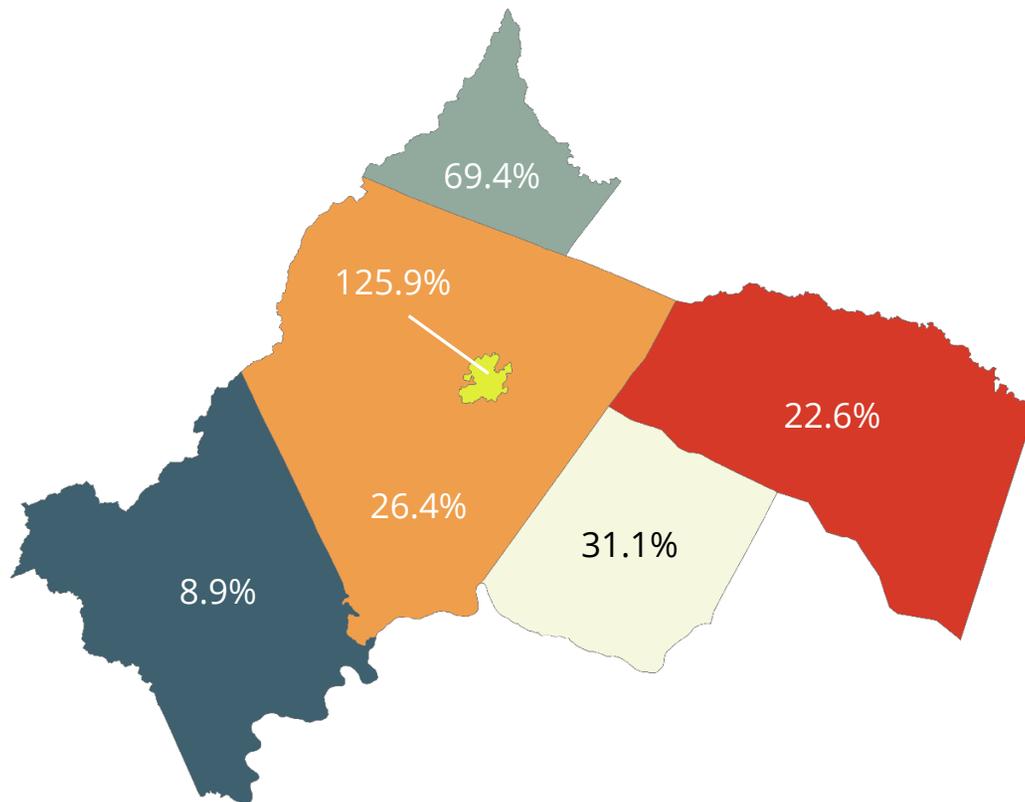


Market Activity - CAAR Footprint



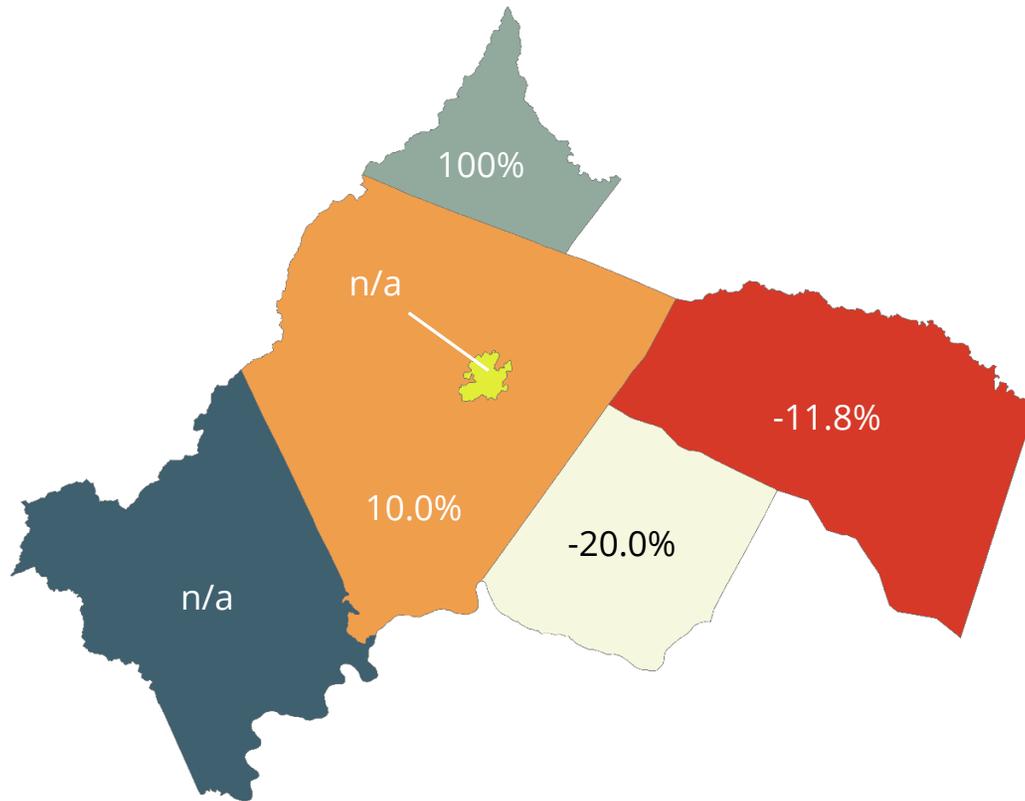
Jurisdiction	Total Sales		
	Jan-25	Jan-26	% Chg
Albemarle County	87	71	-18.4%
Charlottesville	21	19	-9.5%
Fluvanna County	24	21	-12.5%
Greene County	14	24	71.4%
Louisa County	55	50	-9.1%
Nelson County	21	21	0.0%
CAAR	222	206	-7.2%

Active Listings: Total Inventory (includes proposed listings)



Jurisdiction	Active Listings		% Chg
	Jan-25	Jan-26	
Albemarle County	246	311	26.4%
Charlottesville	27	61	125.9%
Fluvanna County	74	97	31.1%
Greene County	36	61	69.4%
Louisa County	221	271	22.6%
Nelson County	90	98	8.9%
CAAR	694	899	29.5%

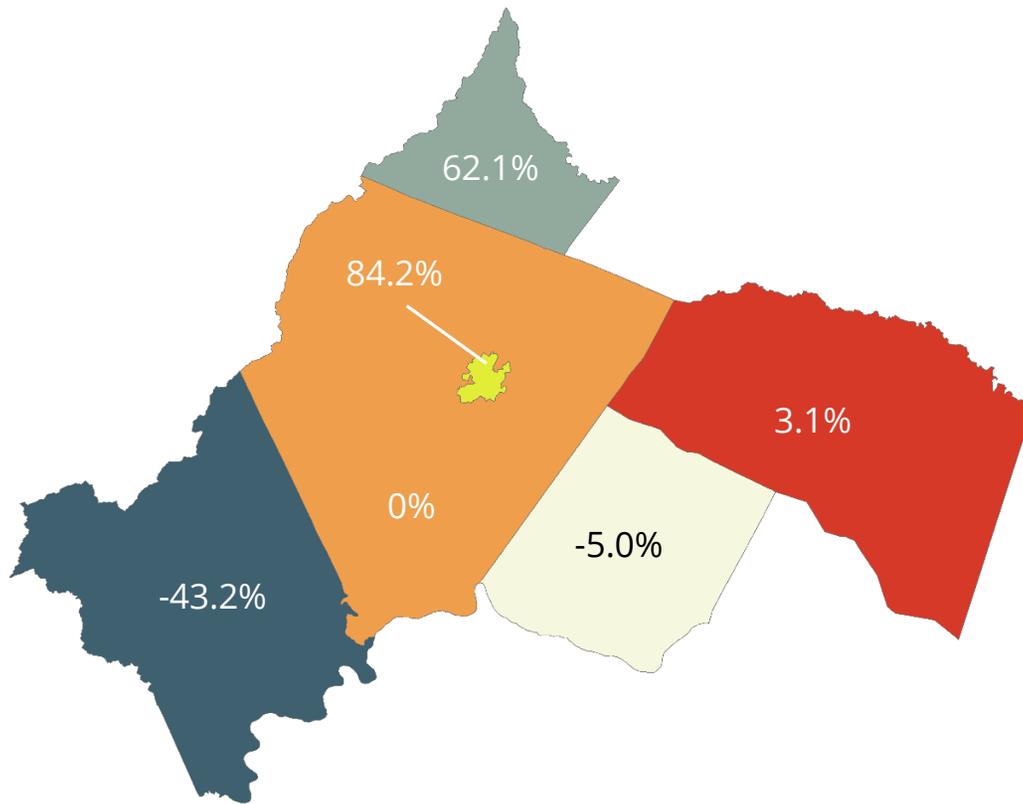
Active Listings: Proposed Listings



Active Listings
Proposed Listings

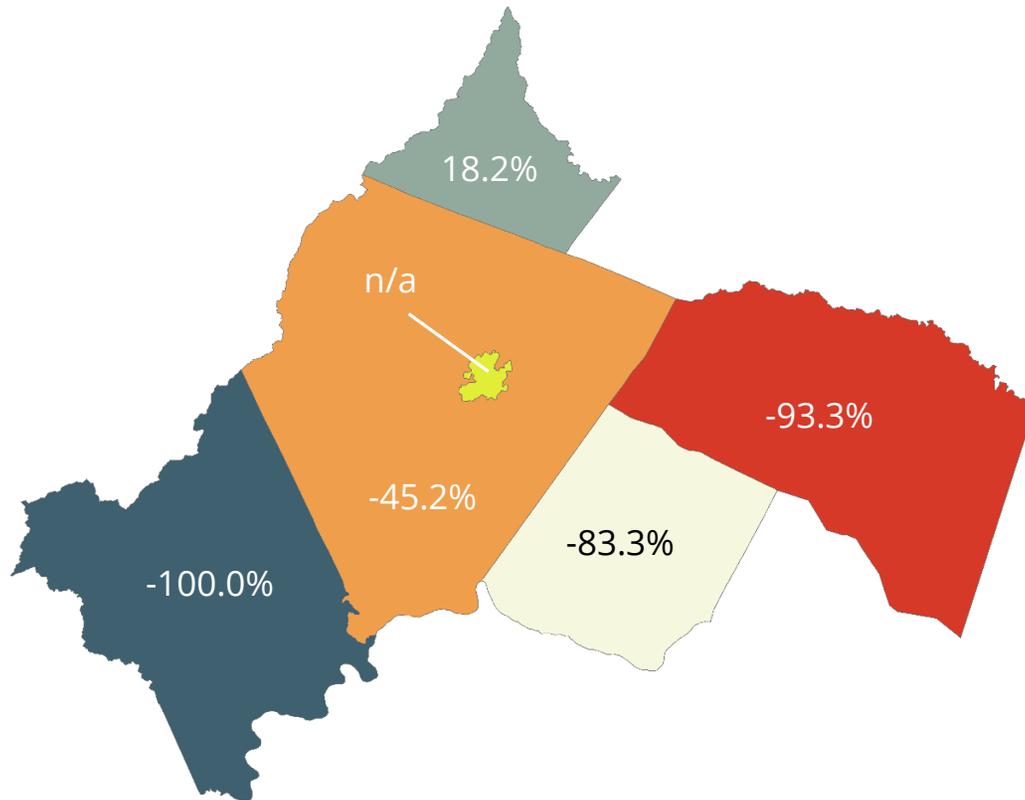
<i>Jurisdiction</i>	Jan-25	Jan-26	% Chg
Albemarle County	100	110	10.0%
Charlottesville	0	3	n/a
Fluvanna County	15	12	-20.0%
Greene County	8	16	100.0%
Louisa County	34	30	-11.8%
Nelson County	0	0	n/a
CAAR	157	171	8.9%

New Listings: Total Inventory (includes proposed listings)



Jurisdiction	New Listings		% Chg
	Jan-25	Jan-26	
Albemarle County	130	130	0.0%
Charlottesville	19	35	84.2%
Fluvanna County	40	38	-5.0%
Greene County	29	47	62.1%
Louisa County	96	99	3.1%
Nelson County	44	25	-43.2%
CAAR	358	374	4.5%

New Listings: Proposed Listings



New Listings
Proposed Listings

<i>Jurisdiction</i>	Jan-25	Jan-26	% Chg
Albemarle County	31	17	-45.2%
Charlottesville	0	0	n/a
Fluvanna County	6	1	-83.3%
Greene County	11	13	18.2%
Louisa County	15	1	-93.3%
Nelson County	1	0	-100.0%
CAAR	64	32	-50.0%

Total Market Overview



Key Metrics	2-year Trends		Jan-25	Jan-26	YoY Chg	2025 YTD	2026 YTD	YoY Chg
	Jan-24	Jan-26						
Sales			222	206	-7.2%	222	206	-7.2%
Pending Sales			251	276	10.0%	251	276	10.0%
New Listings			358	374	4.5%	358	374	4.5%
Median List Price			\$489,000	\$445,913	-8.8%	\$489,000	\$445,913	-8.8%
Median Sales Price			\$478,800	\$436,500	-8.8%	\$478,800	\$436,500	-8.8%
Median Price Per Square Foot			\$266	\$269	1.2%	\$266	\$269	0.9%
Sold Dollar Volume (in millions)			\$131.4	\$120.6	-8.2%	\$131.4	\$120.6	-8.2%
Median Sold/Ask Price Ratio			99.0%	99.7%	0.7%	99.0%	99.7%	0.7%
Median Days on Market			24	28	17.0%	24	28	17.0%
Active Listings			694	899	29.5%	n/a	n/a	n/a
Months of Supply			2.3	2.9	27.7%	n/a	n/a	n/a

Source: Virginia REALTORS®, data accessed February 15, 2026

Single-Family Detached Market Overview



Key Metrics	2-year Trends		Jan-25	Jan-26	YoY Chg	2025 YTD	2026 YTD	YoY Chg
	Jan-24	Jan-26						
Sales			200	189	-5.5%	200	189	-5.5%
Pending Sales			230	252	9.6%	230	252	9.6%
New Listings			314	346	10.2%	314	346	10.2%
Median List Price			\$492,448	\$450,000	-8.6%	\$492,448	\$450,000	-8.6%
Median Sales Price			\$487,500	\$449,900	-7.7%	\$487,500	\$449,900	-7.7%
Median Price Per Square Foot			\$259	\$269	3.7%	\$259	\$269	3.7%
Sold Dollar Volume (in millions)			\$122.9	\$113.4	-7.8%	\$122.9	\$113.4	-7.8%
Median Sold/Ask Price Ratio			99.1%	100.0%	0.9%	99.1%	100.0%	1.0%
Median Days on Market			24	25	4.2%	24	25	4.2%
Active Listings			626	834	33.2%	n/a	n/a	n/a
Months of Supply			2.2	2.9	31.6%	n/a	n/a	n/a

Source: Virginia REALTORS®, data accessed February 15, 2026

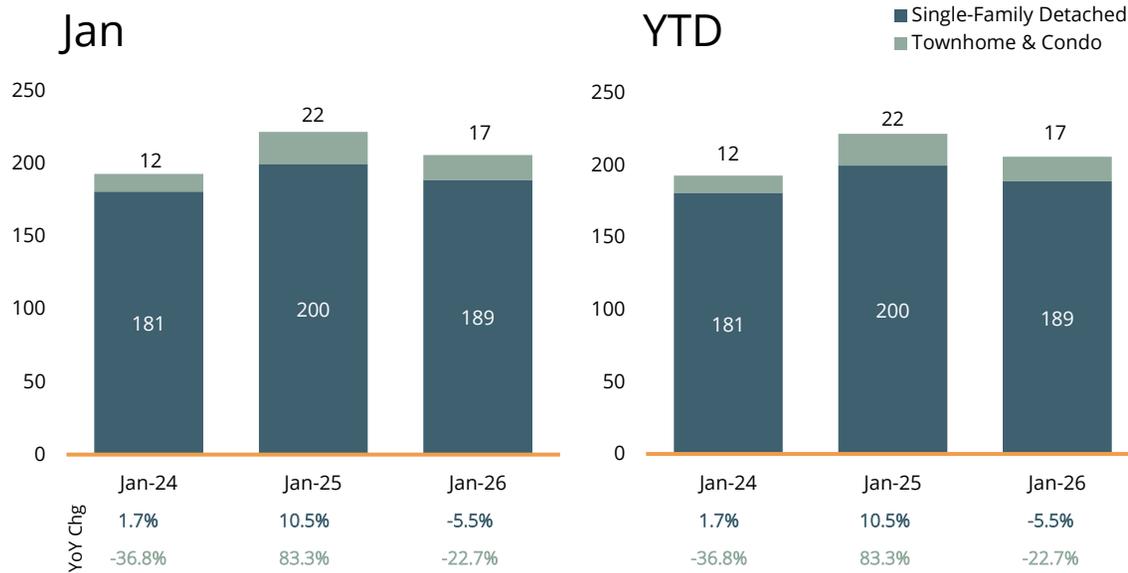
Townhome & Condo Market Overview



Key Metrics	2-year Trends		Jan-25	Jan-26	YoY Chg	2025 YTD	2026 YTD	YoY Chg
	Jan-24	Jan-26						
Sales			22	17	-22.7%	22	17	-22.7%
Pending Sales			21	24	14.3%	21	24	14.3%
New Listings			44	28	-36.4%	44	28	-36.4%
Median List Price			\$306,750	\$269,900	-12.0%	\$306,750	\$269,900	-12.0%
Median Sales Price			\$300,000	\$264,000	-12.0%	\$300,000	\$264,000	-12.0%
Median Price Per Square Foot			\$340	\$269	-21.0%	\$340	\$269	-21.0%
Sold Dollar Volume (in millions)			\$8.5	\$7.2	-14.8%	\$8.5	\$7.2	-14.8%
Median Sold/Ask Price Ratio			96.9%	97.8%	0.9%	96.9%	97.8%	0.9%
Median Days on Market			23	73	217.4%	23	73	217.4%
Active Listings			68	65	-4.4%	n/a	n/a	n/a
Months of Supply			2.7	2.5	-7.8%	n/a	n/a	n/a

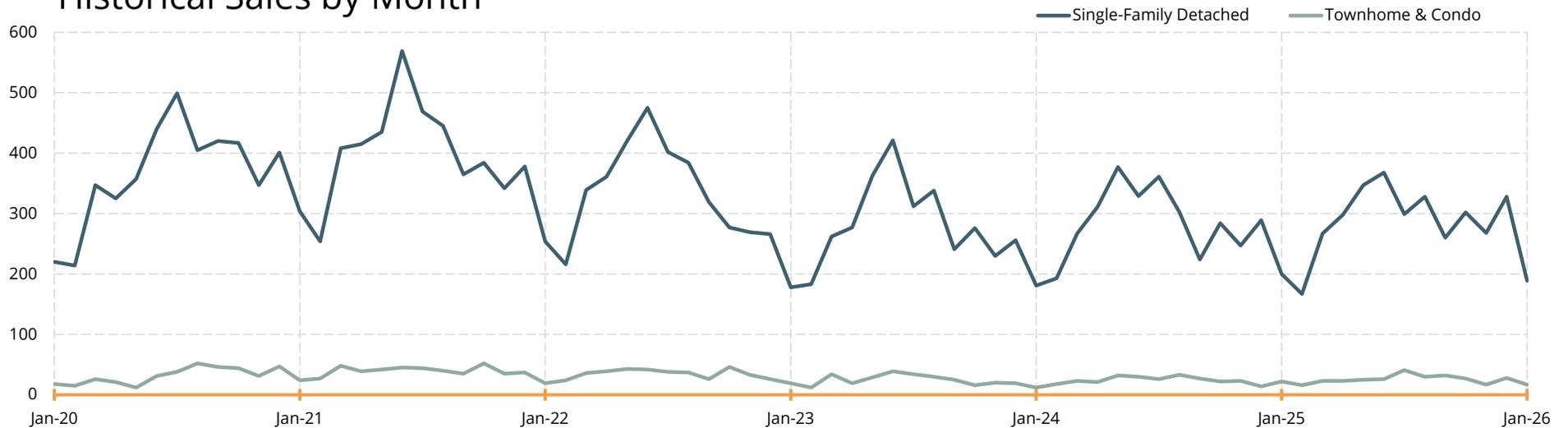
Source: Virginia REALTORS®, data accessed February 15, 2026

Sales

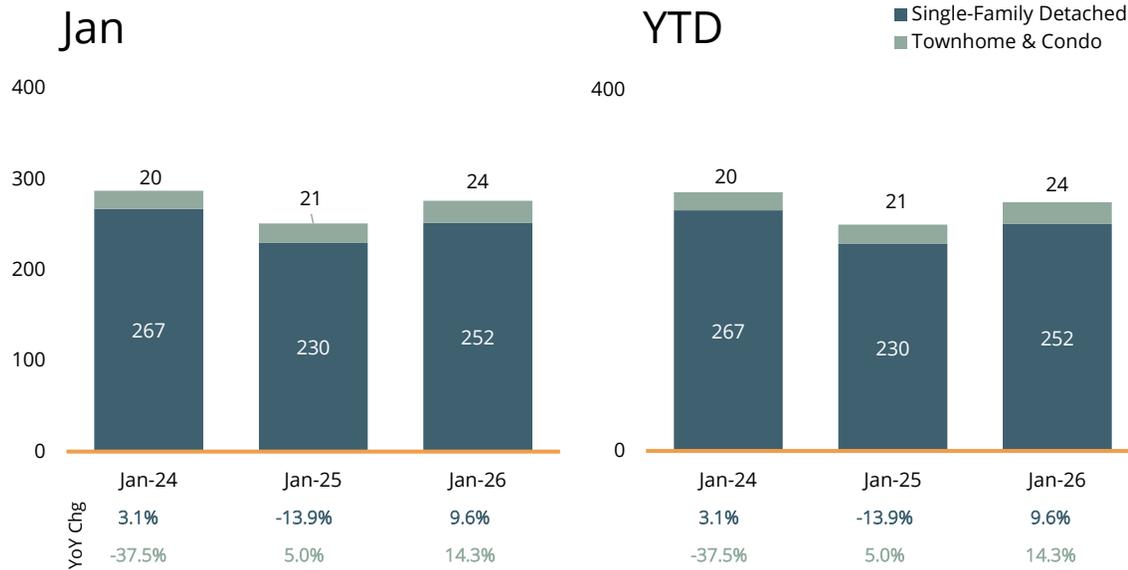


Month	Single-Family Detached		Townhomes & Condos	
	Count	YoY Chg	Count	YoY Chg
Feb-25	167	-13.5%	16	-11.1%
Mar-25	267	0.0%	23	0.0%
Apr-25	298	-4.2%	23	9.5%
May-25	347	-8.0%	25	-21.9%
Jun-25	368	11.9%	26	-13.3%
Jul-25	299	-17.2%	41	57.7%
Aug-25	328	8.3%	30	-9.1%
Sep-25	260	16.1%	32	18.5%
Oct-25	302	6.3%	27	22.7%
Nov-25	268	8.5%	17	-26.1%
Dec-25	328	13.5%	28	100.0%
Jan-26	189	-5.5%	17	-22.7%
12-month Avg	285	1.1%	25	4.8%

Historical Sales by Month



Pending Sales

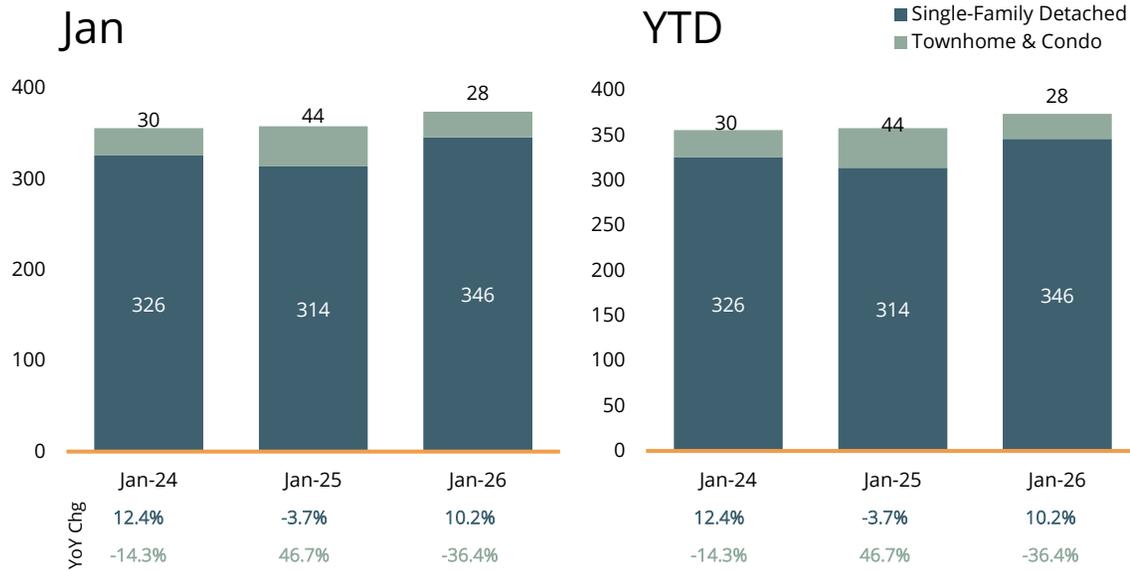


Month	Single-Family Detached		Townhomes & Condos	
	Count	YoY Chg	Count	YoY Chg
Feb-25	285	-9.5%	18	-33.3%
Mar-25	376	6.8%	32	39.1%
Apr-25	395	-1.0%	22	-24.1%
May-25	350	-5.7%	30	-23.1%
Jun-25	299	-3.2%	36	71.4%
Jul-25	314	7.9%	35	52.2%
Aug-25	297	17.4%	20	-20.0%
Sep-25	328	9.7%	25	31.6%
Oct-25	312	3.3%	22	4.8%
Nov-25	310	24.5%	30	57.9%
Dec-25	194	-8.1%	15	-16.7%
Jan-26	252	9.6%	24	14.3%
12-month Avg	309	3.7%	26	8.4%

Historical Pending Sales by Month



New Listings



Month	Single-Family Detached		Townhomes & Condos	
	YoY Chg	YoY Chg	YoY Chg	YoY Chg
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%
Dec-25	265	0.4%	16	-20.0%
Jan-26	346	10.2%	28	-36.4%
12-month Avg	465	14.5%	34	4.8%

Historical New Listings by Month



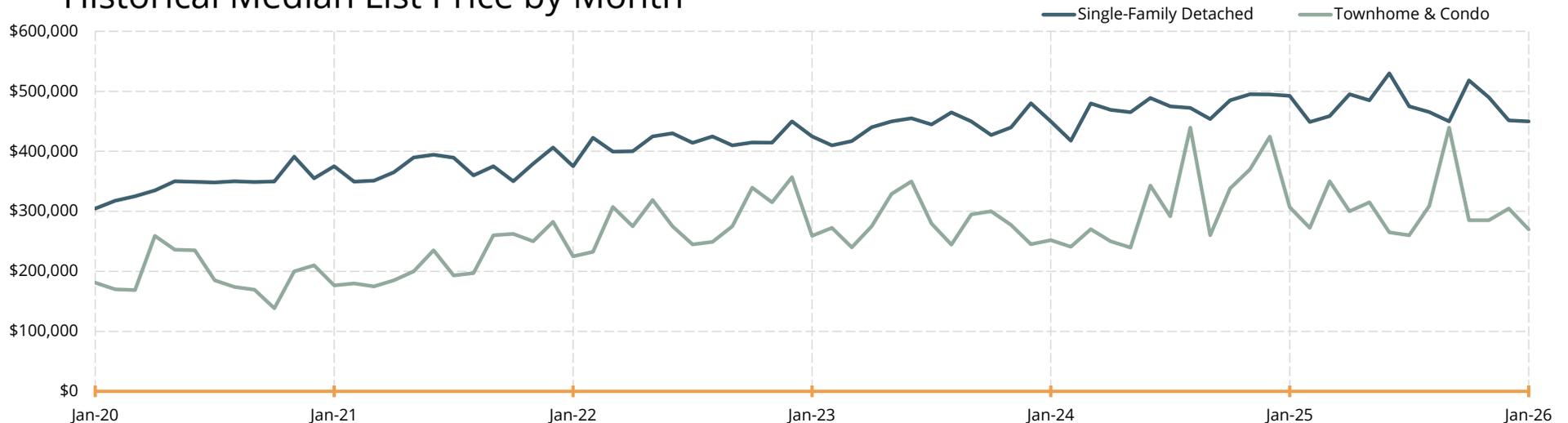
Source: Virginia REALTORS®, data accessed February 15, 2026

Median List Price

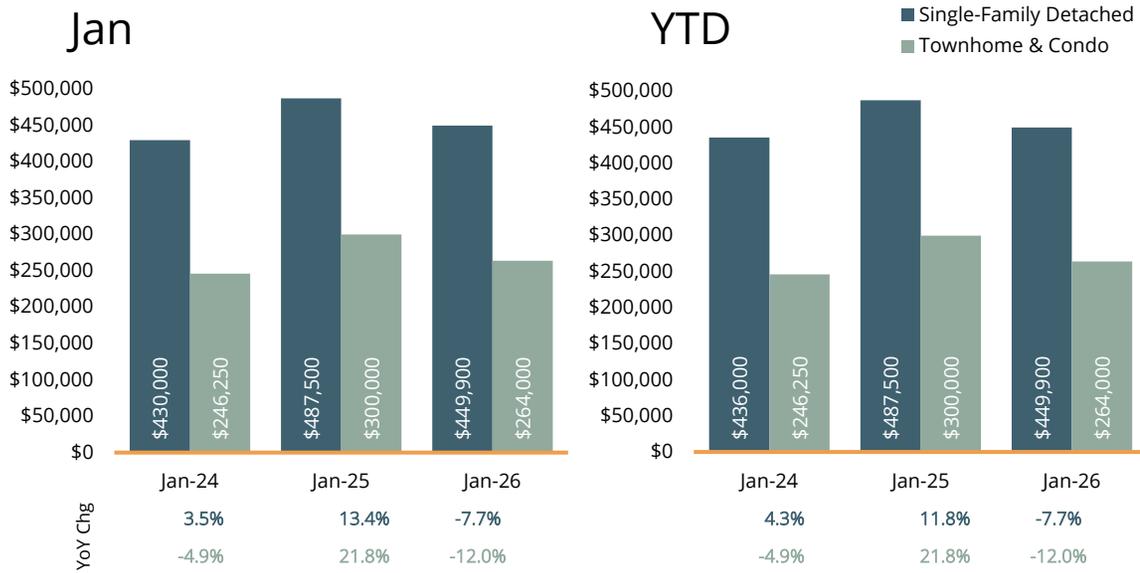


Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Feb-25	\$449,000	7.5%	\$272,450	13.0%
Mar-25	\$458,694	-4.4%	\$349,999	29.6%
Apr-25	\$495,000	5.5%	\$300,000	20.0%
May-25	\$485,000	4.3%	\$315,000	31.4%
Jun-25	\$529,950	8.4%	\$264,988	-22.7%
Jul-25	\$475,000	0.0%	\$260,000	-10.9%
Aug-25	\$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%
Dec-25	\$451,490	-8.7%	\$304,750	-28.2%
Jan-26	\$450,000	-8.6%	\$269,900	-12.0%
12-month Avg	\$476,468	0.5%	\$304,624	-3.1%

Historical Median List Price by Month

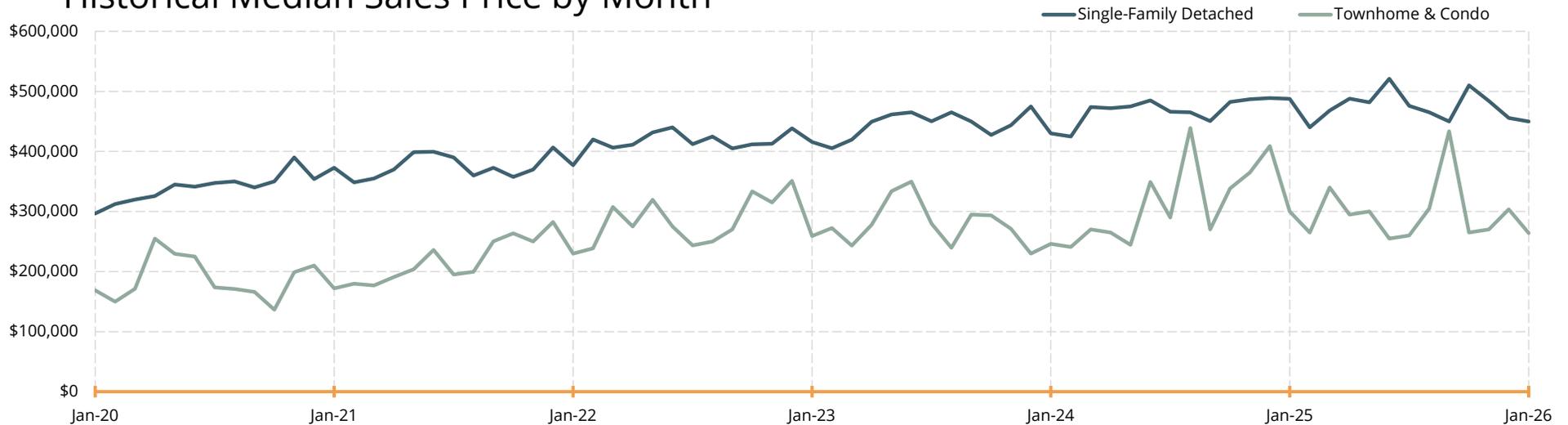


Median Sales Price

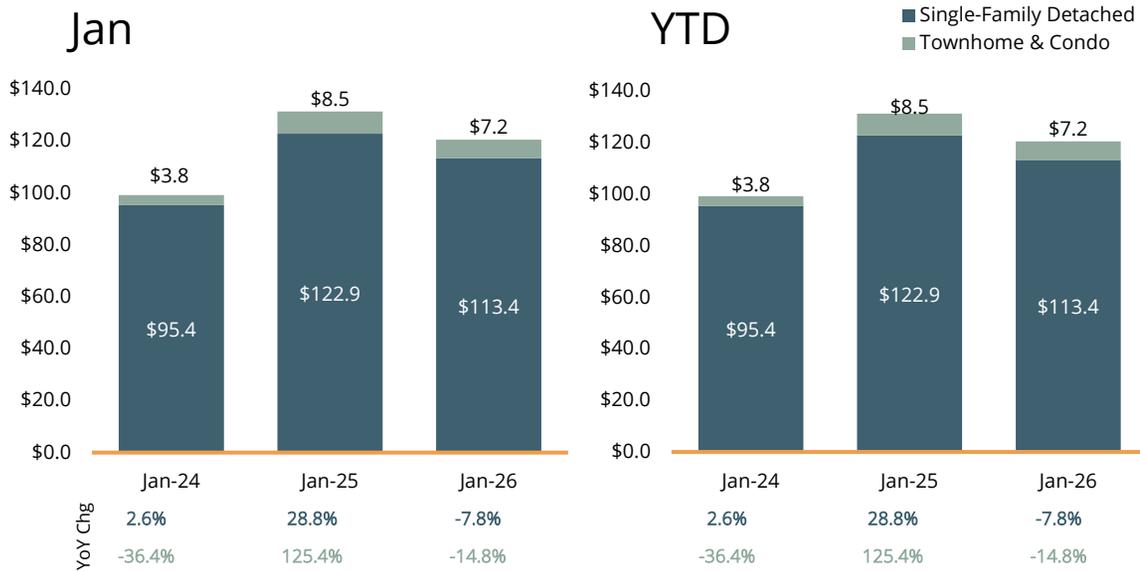


Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Feb-25	\$440,000	3.5%	\$265,000	10.0%
Mar-25	\$468,000	-1.3%	\$340,000	25.9%
Apr-25	\$488,000	3.4%	\$295,000	11.3%
May-25	\$481,713	1.4%	\$300,000	22.7%
Jun-25	\$521,000	7.4%	\$255,000	-26.9%
Jul-25	\$476,000	2.1%	\$260,000	-10.4%
Aug-25	\$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%
Dec-25	\$455,665	-6.8%	\$303,500	-25.8%
Jan-26	\$449,900	-7.7%	\$264,000	-12.0%
12-month Avg	\$474,106	0.5%	\$296,333	-6.0%

Historical Median Sales Price by Month

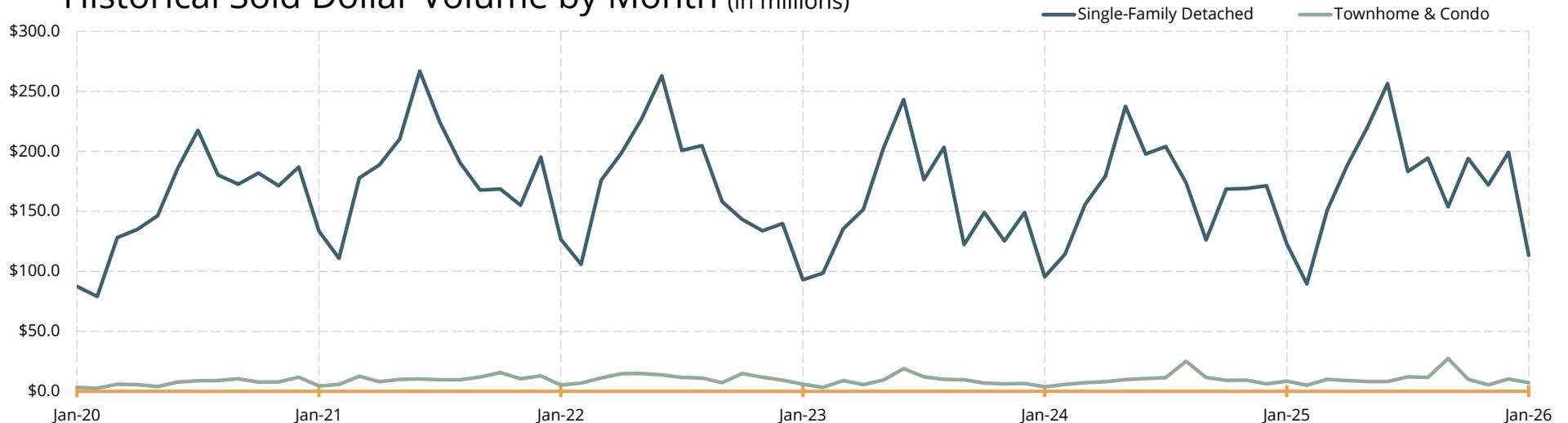


Sold Dollar Volume (in millions)

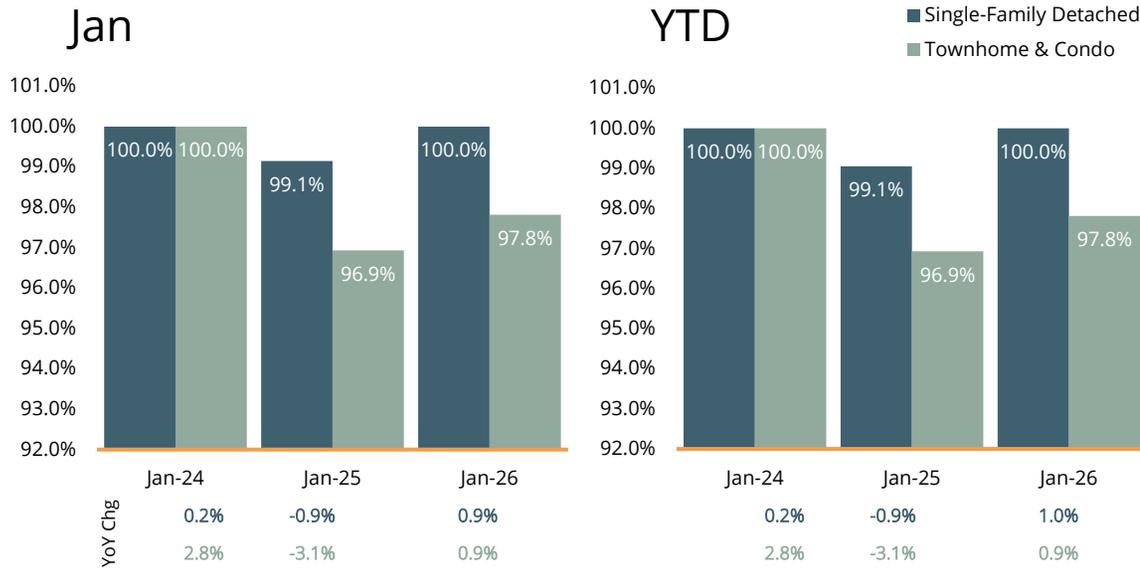


Month	Single-Family Detached		Townhomes & Condos	
	YoY Chg	YoY Chg	YoY Chg	YoY Chg
Feb-25	\$89.6	-21.6%	\$5.2	-9.4%
Mar-25	\$150.6	-3.3%	\$9.9	38.3%
Apr-25	\$188.3	5.0%	\$9.0	12.6%
May-25	\$220.2	-7.3%	\$8.1	-16.7%
Jun-25	\$256.4	29.7%	\$8.1	-23.7%
Jul-25	\$183.2	-10.2%	\$12.1	6.0%
Aug-25	\$194.3	11.8%	\$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%
Dec-25	\$199.1	16.3%	\$10.2	66.5%
Jan-26	\$113.4	-7.8%	\$7.2	-14.8%
12-month Avg	\$176.3	4.7%	\$10.4	1.5%

Historical Sold Dollar Volume by Month (in millions)

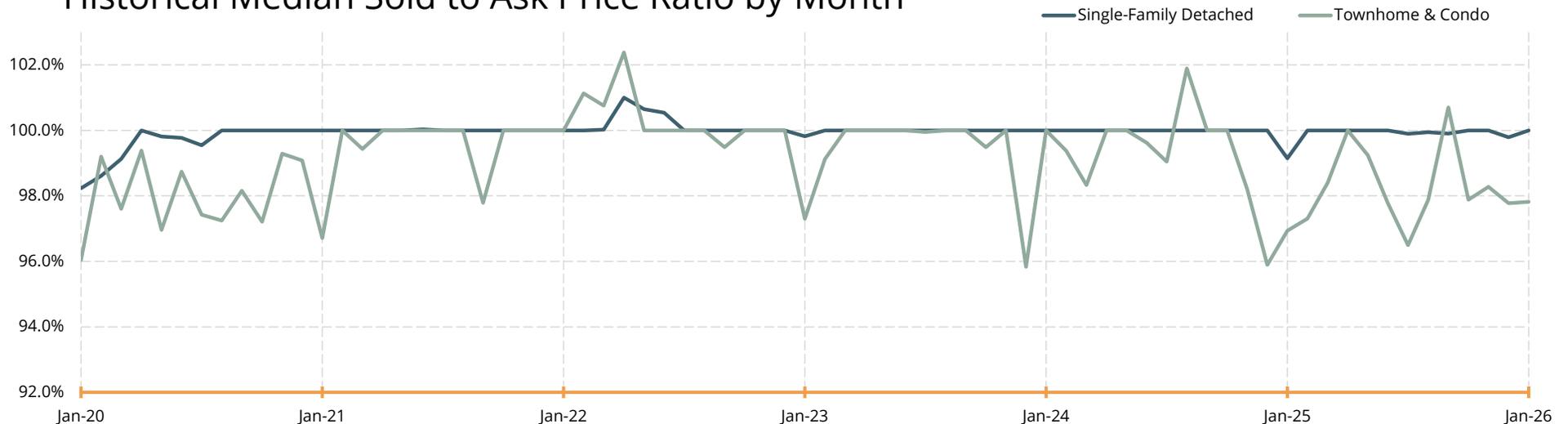


Median Sold to Ask Price Ratio

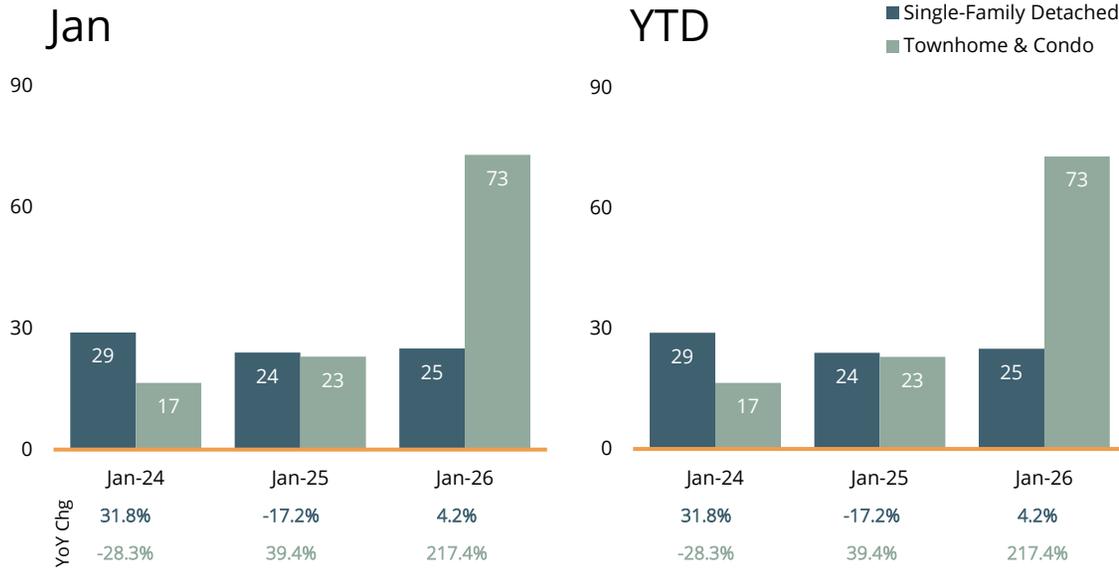


Month	Single-Family Detached		Townhomes & Condos	
	Value	YoY Chg	Value	YoY Chg
Feb-25	100.0%	0.0%	97.3%	-2.1%
Mar-25	100.0%	0.0%	98.4%	0.1%
Apr-25	100.0%	0.0%	100.0%	0.0%
May-25	100.0%	0.0%	99.2%	-0.8%
Jun-25	100.0%	0.0%	97.8%	-1.9%
Jul-25	99.9%	-0.1%	96.5%	-2.6%
Aug-25	99.9%	-0.1%	97.9%	-3.9%
Sep-25	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%
Dec-25	99.8%	-0.2%	97.8%	2.0%
Jan-26	100.0%	0.9%	97.8%	0.9%
12-month Avg	100.0%	0.0%	98.3%	-0.8%

Historical Median Sold to Ask Price Ratio by Month

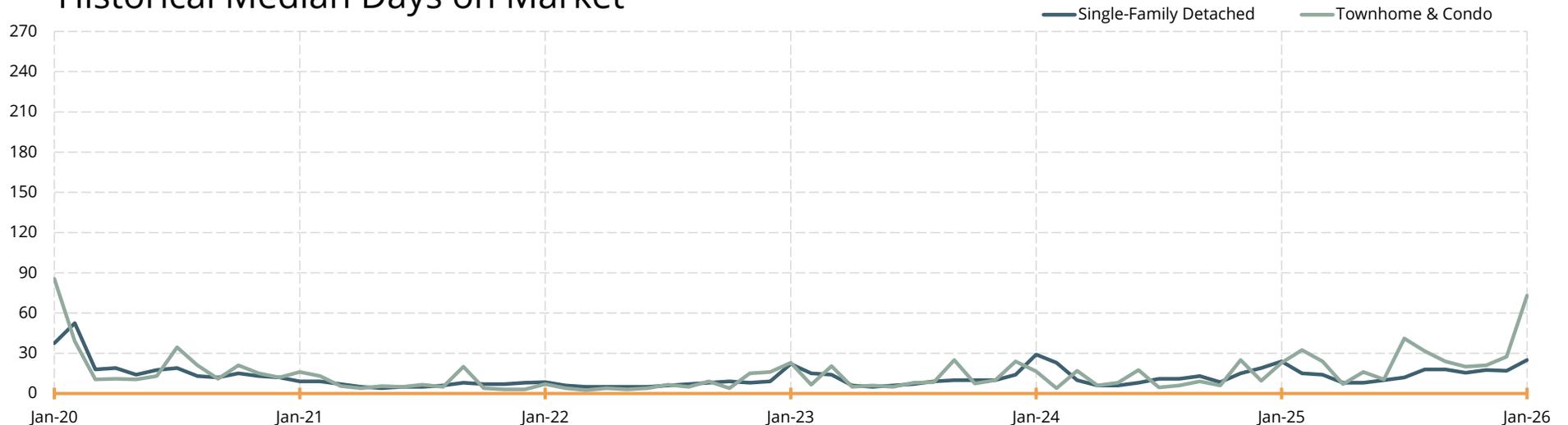


Median Days on Market



Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
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%
Dec-25	17	-10.5%	28	189.5%
Jan-26	25	4.2%	73	217.4%
12-month Avg	15	15.2%	27	142.1%

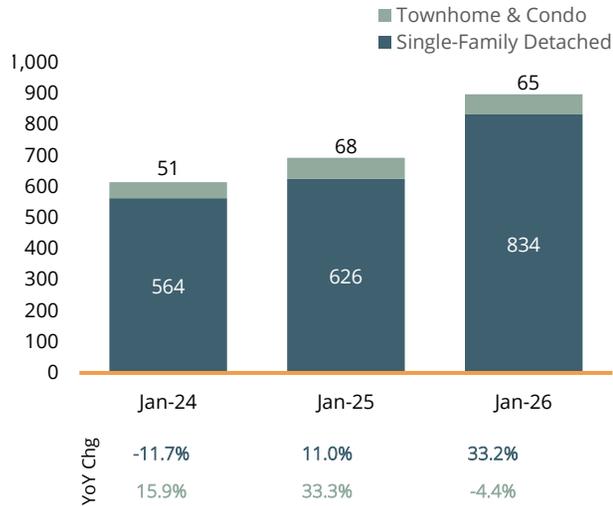
Historical Median Days on Market



Active Listings

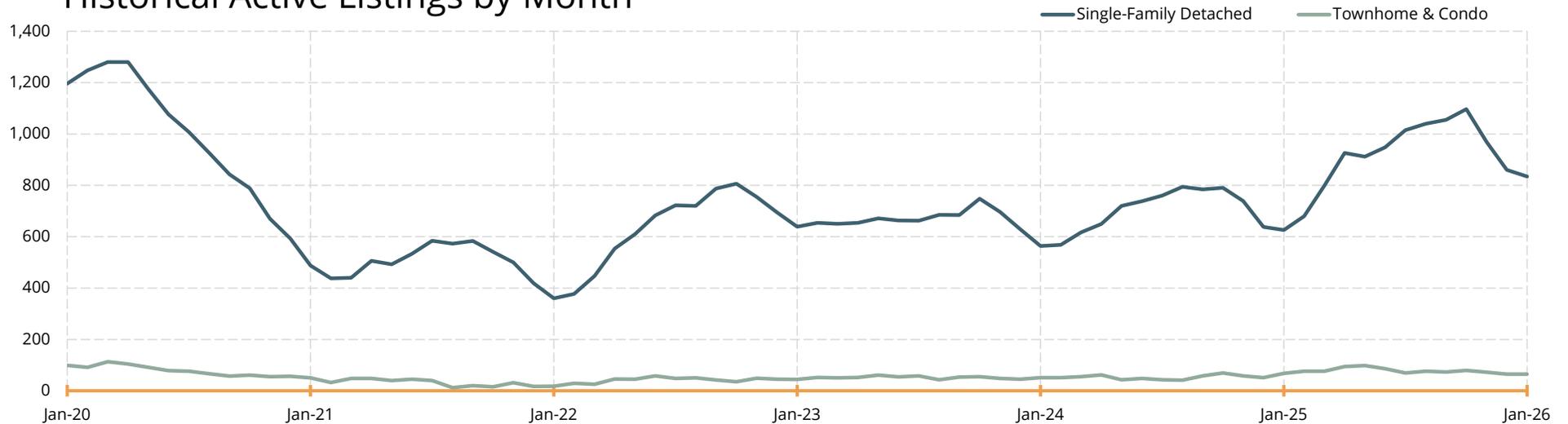


Jan



Month	Single-Family		Townhomes & Condos	
	Detached	YoY Chg	Condos	YoY Chg
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%
Dec-25	860	34.8%	65	27.5%
Jan-26	834	33.2%	65	-4.4%
12-month Avg	928	32.2%	77	43.6%

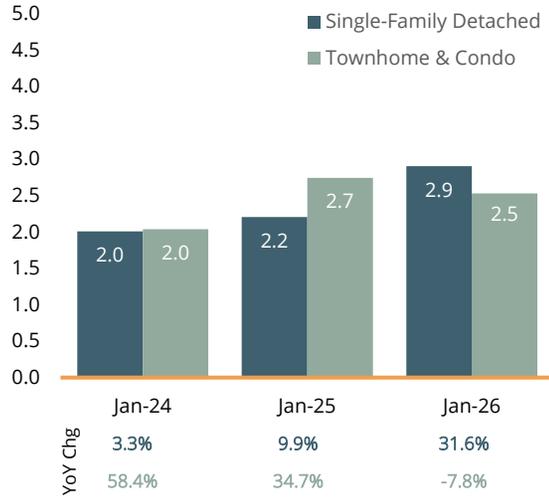
Historical Active Listings by Month



Months of Supply



Jan

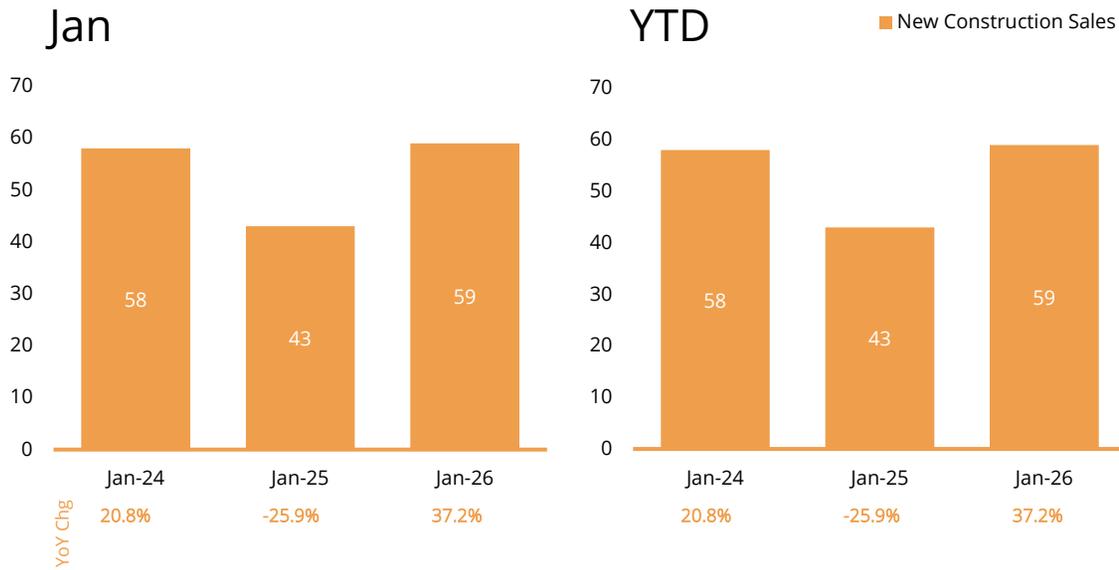


Month	Single-Family		Townhomes &	
	Detached	YoY Chg	Condos	YoY Chg
Feb-25	2.4	19.5%	3.1	54.6%
Mar-25	2.8	29.3%	3.1	38.2%
Apr-25	3.3	44.7%	3.8	51.6%
May-25	3.3	29.7%	3.4	95.6%
Jun-25	3.4	26.4%	3.6	83.6%
Jul-25	3.7	35.7%	2.8	52.4%
Aug-25	3.7	30.7%	3.1	80.3%
Sep-25	3.8	32.3%	2.9	18.3%
Oct-25	3.9	36.0%	3.1	8.1%
Nov-25	3.4	28.2%	2.9	21.2%
Dec-25	3.0	31.7%	2.5	17.2%
Jan-26	2.9	31.6%	2.5	-7.8%
12-month Avg	3.3	31.5%	3.1	38.5%

Historical Months of Supply by Month

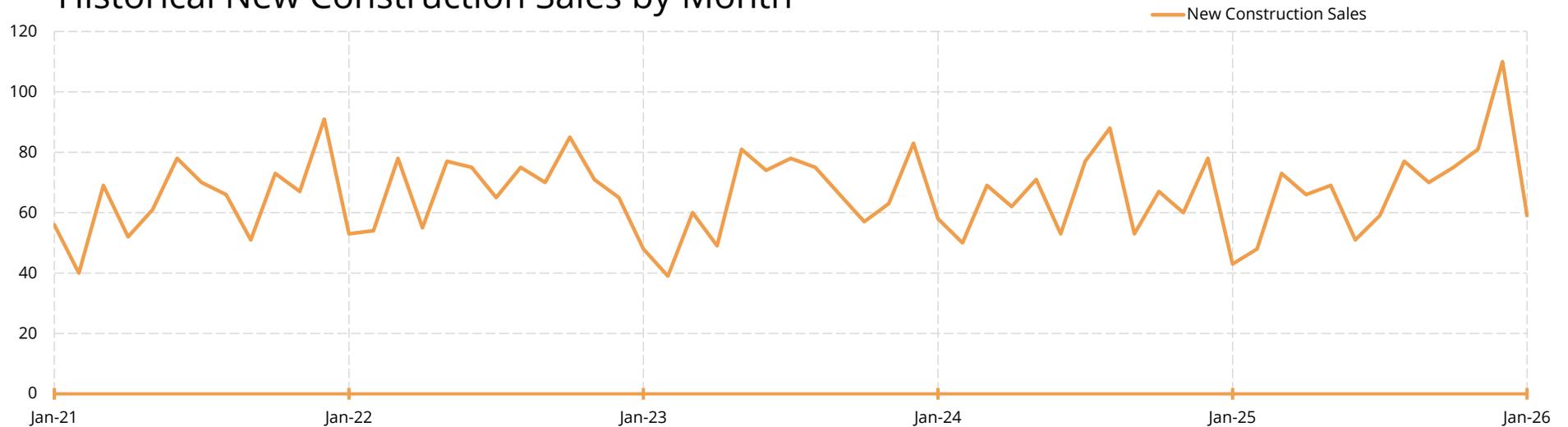


New Construction Sales



New Construction		
Month	Sales	YoY Chg
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%
Dec-25	110	41.0%
Jan-26	59	37.2%
12-month Avg	70	8.7%

Historical New Construction Sales by Month



Area Overview - Total Market



Geography	New Listings			Sales			Median Sales Price			Active Listings			Months Supply		
	Jan-25	Jan-26	% chg	Jan-25	Jan-26	% chg	Jan-25	Jan-26	% chg	Jan-25	Jan-26	% chg	Jan-25	Jan-26	% chg
Albemarle County	130	130	0.0%	87	71	-18.4%	\$567,573	\$525,000	-7.5%	246	311	26.4%	1.9	2.5	31.8%
Charlottesville	19	35	84.2%	21	19	-9.5%	\$415,000	\$555,000	33.7%	27	61	125.9%	0.8	1.9	128.2%
Fluvanna County	40	38	-5.0%	24	21	-12.5%	\$391,500	\$325,000	-17.0%	74	97	31.1%	2.3	2.7	16.7%
Greene County	29	47	62.1%	14	24	71.4%	\$421,750	\$396,250	-6.0%	36	61	69.4%	1.6	2.0	20.4%
Louisa County	96	99	3.1%	55	50	-9.1%	\$340,000	\$404,500	19.0%	221	271	22.6%	3.4	4.4	29.3%
Nelson County	44	25	-43.2%	21	21	0.0%	\$385,000	\$490,000	27.3%	90	98	8.9%	3.6	3.8	7.1%

Area Overview - Total Market YTD



Geography	New Listings YTD			Sales YTD			Median Sales Price YTD			Active Listings YTD		
	Jan-25	Jan-26	% chg	Jan-25	Jan-26	% chg	Jan-25	Jan-26	% chg	Jan-25	Jan-26	% chg
Albemarle County	130	130	0.0%	87	71	-18.4%	\$567,573	\$525,000	-7.5%	246	311	26.4%
Charlottesville	19	35	84.2%	21	19	-9.5%	\$432,500	\$555,000	28.3%	27	61	125.9%
Fluvanna County	40	38	-5.0%	24	21	-12.5%	\$391,500	\$325,000	-17.0%	74	97	31.1%
Greene County	29	47	62.1%	14	24	71.4%	\$421,750	\$396,250	-6.0%	36	61	69.4%
Louisa County	96	99	3.1%	55	50	-9.1%	\$339,750	\$404,500	19.1%	221	271	22.6%
Nelson County	44	25	-43.2%	21	21	0.0%	\$385,000	\$490,000	27.3%	90	98	8.9%

Area Overview - Single Family Detached Market



Geography	New Listings			Sales			Median Sales Price			Active Listings			Months Supply		
	Jan-25	Jan-26	% chg	Jan-25	Jan-26	% chg	Jan-25	Jan-26	% chg	Jan-25	Jan-26	% chg	Jan-25	Jan-26	% chg
Albemarle County	118	123	4.2%	83	63	-24.1%	\$567,573	\$640,000	12.8%	227	301	32.6%	1.9	2.7	40.8%
Charlottesville	14	29	107.1%	14	15	7.1%	\$460,000	\$555,000	20.7%	19	40	110.5%	0.7	1.4	105.5%
Fluvanna County	39	38	-2.6%	24	21	-12.5%	\$391,500	\$325,000	-17.0%	73	97	32.9%	2.3	2.7	17.9%
Greene County	29	47	62.1%	14	24	71.4%	\$421,750	\$396,250	-6.0%	36	61	69.4%	1.6	2.0	20.4%
Louisa County	95	94	-1.1%	54	50	-7.4%	\$339,750	\$404,500	19.1%	220	266	20.9%	3.4	4.4	26.9%
Nelson County	19	15	-21.1%	11	16	45.5%	\$525,000	\$557,500	6.2%	51	69	35.3%	2.9	3.9	37.2%

Area Overview - Single Family Detached Market YTD



Geography	New Listings YTD			Sales YTD			Median Sales Price YTD			Active Listings YTD		
	Jan-25	Jan-26	% chg	Jan-25	Jan-26	% chg	Jan-25	Jan-26	% chg	Jan-25	Jan-26	% chg
Albemarle County	118	123	4.2%	83	63	-24.1%	\$567,573	\$640,000	12.8%	227	301	32.6%
Charlottesville	14	29	107.1%	14	15	7.1%	\$460,000	\$555,000	20.7%	19	40	110.5%
Fluvanna County	39	38	-2.6%	24	21	-12.5%	\$391,500	\$325,000	-17.0%	73	97	32.9%
Greene County	29	47	62.1%	14	24	71.4%	\$421,750	\$396,250	-6.0%	36	61	69.4%
Louisa County	95	94	-1.1%	54	50	-7.4%	\$339,500	\$404,500	19.1%	220	266	20.9%
Nelson County	19	15	-21.1%	11	16	45.5%	\$525,000	\$557,500	6.2%	51	69	35.3%

Area Overview - Townhome & Condo Market



Geography	New Listings			Sales			Median Sales Price			Active Listings			Months Supply		
	Jan-25	Jan-26	% chg	Jan-25	Jan-26	% chg	Jan-25	Jan-26	% chg	Jan-25	Jan-26	% chg	Jan-25	Jan-26	% chg
Albemarle County	12	7	-41.7%	4	8	100.0%	\$508,010	\$240,000	-52.8%	19	10	-47%	1.8	0.8	-55%
Charlottesville	5	6	20.0%	7	4	-42.9%	\$300,000	\$999,950	233.3%	8	21	162.5%	1.4	4.3	216.8%
Fluvanna County	1	0	-100.0%	0	0	n/a	\$0	\$0	n/a	1	0	-100.0%	4.0	0.0	-100.0%
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	5	400.0%	1	0	-100%	\$610,000	\$0	-100%	1	5	400.0%	1.5	15.0	900.0%
Nelson County	25	10	-60.0%	10	5	-50.0%	\$270,000	\$304,000	12.6%	39	29	-25.6%	5.3	3.6	-31.8%

Area Overview - Townhome & Condo Market YTD



Geography	New Listings YTD			Sales YTD			Median Sales Price YTD			Active Listings YTD		
	Jan-25	Jan-26	% chg	Jan-25	Jan-26	% chg	Jan-25	Jan-26	% chg	Jan-25	Jan-26	% chg
Albemarle County	12	7	-41.7%	4	8	100.0%	\$508,010	\$240,000	-52.8%	19	10	-47.4%
Charlottesville	5	6	20.0%	7	4	-42.9%	\$300,000	\$999,950	233.3%	8	21	162.5%
Fluvanna County	1	0	-100.0%	0	0	n/a	\$0	\$0	n/a	1	0	-100.0%
Greene County	0	0	n/a	0	0	n/a	\$0	\$0	n/a	0	0	n/a
Louisa County	1	5	400.0%	1	0	-100.0%	\$610,000	\$0	-100.0%	1	5	400.0%
Nelson County	25	10	-60.0%	10	5	-50.0%	\$270,000	\$304,000	12.6%	39	29	-25.6%



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.

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Data and analysis provided by Virginia REALTORS® Research Team

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.