

CAAR CHARLOTTESVILLE AREA MARKET INDICATORS REPORT

CUSTOM REPORT PREPARED BY
VIRGINIA REALTORS®

CAAR Market Indicators Report



Key Market Trends: May 2026

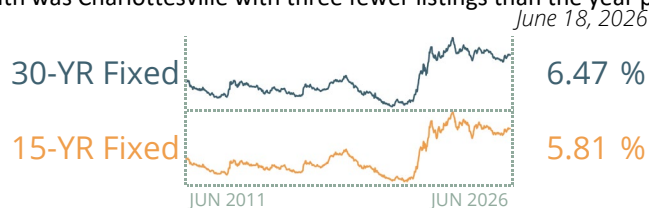
- Sales activity was higher in May of this year compared to last year.** Regionwide, there were 405 total sales this month, 8.9% more than a year ago, which is 33 additional sales. Home sales jumped in Louisa County, with 22 more than last year (+36.1%) and Albemarle County with 13 additional sales (+8.3%). Nelson County experienced a 17.4% decrease in sales activity (-4 sales) as Charlottesville saw a 5.5% dip after three consecutive months of growth (-3 sales).
- For the third consecutive month, pending sales increased in the CAAR area.** In May, activity jumped 19.5% leading to a total of 454 pending sales, 74 more than last year. The two markets with the largest surge in pending sales were Louisa County with 31 more than the previous year (+54.4%) and Fluvanna County with 27 additional pending sales (+93.1%). There was a dip in pending sales activity in Nelson County (-6 pending sales) and Charlottesville (2 pending sales) this month. Albemarle County had an influx of 17 pending sales (+9.4%).
- After decreasing last month, the median price rose in the CAAR footprint this month.** The median sales price was \$500,000 in May, a \$31,800 price gain, increasing by 6.8%. Both Nelson County (+\$29,000) and Charlottesville (+\$20,000) saw median home prices rise after falling for three consecutive months. The median home price increased for the first time in six months in Fluvanna County (+\$10,900). There was a small decline in sales price in Albemarle County with the median price at \$589,950, down 0.8% or \$5,050 from the year before.
- Listing activity continued to grow across the CAAR market.** At the end of May, listings rose 29.2%, resulting in 1,305 active listings in the region, 295 more than the previous year. The largest influx of listings occurred in Albemarle County with 121 more than last year (+32.9%) and Louisa County with 75 additional listings (+28.2%). The only market where listings fell this month was Charlottesville with three fewer listings than the year prior (-2.6%).



CAAR Market Dashboard

| YoY Chg | May-26 | Indicator |
|---------|-----------|----------------------------------|
| ▲ 8.9% | 405 | Sales |
| ▲ 19.5% | 454 | Pending Sales |
| ▲ 26.5% | 697 | New Listings |
| ▲ 5.7% | \$498,000 | Median List Price |
| ▲ 6.8% | \$500,000 | Median Sales Price |
| ▲ 4.4% | \$286 | Median Price Per Square Foot |
| ▲ 14.4% | \$261.2 | Sold Dollar Volume (in millions) |
| — 0.0% | 100.0% | Median Sold/Ask Price Ratio |
| ▲ 17.6% | 10 | Median Days on Market |
| ▲ 29.2% | 1,305 | Active Listings |
| ▲ 21.4% | 4.1 | Months of Supply |
| — 0.0% | 69 | New Construction Sales |

INTEREST RATE TRACKER



Report Index



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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.

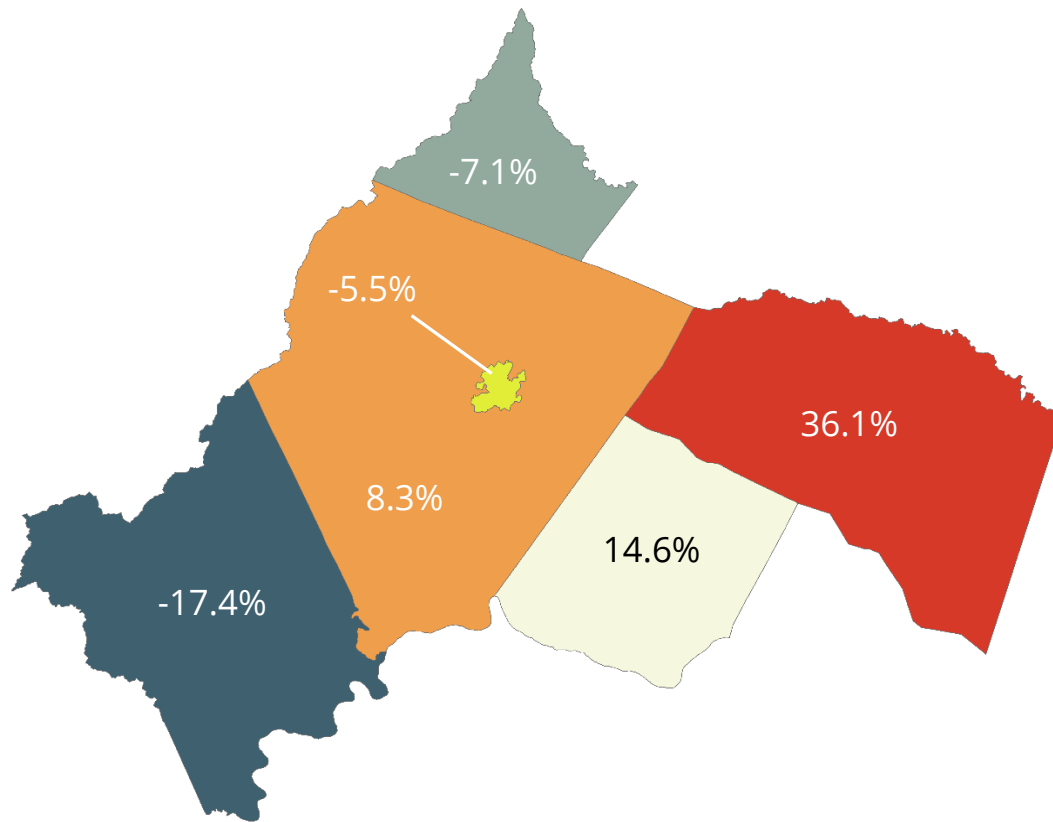
REALTORS® are well-informed about critical factors that affect your specific market area – such as changes in market conditions, consumer attitudes and interest rates.

Are You Ready to Buy or Sell Real Estate?

Contact an experienced REALTOR®.

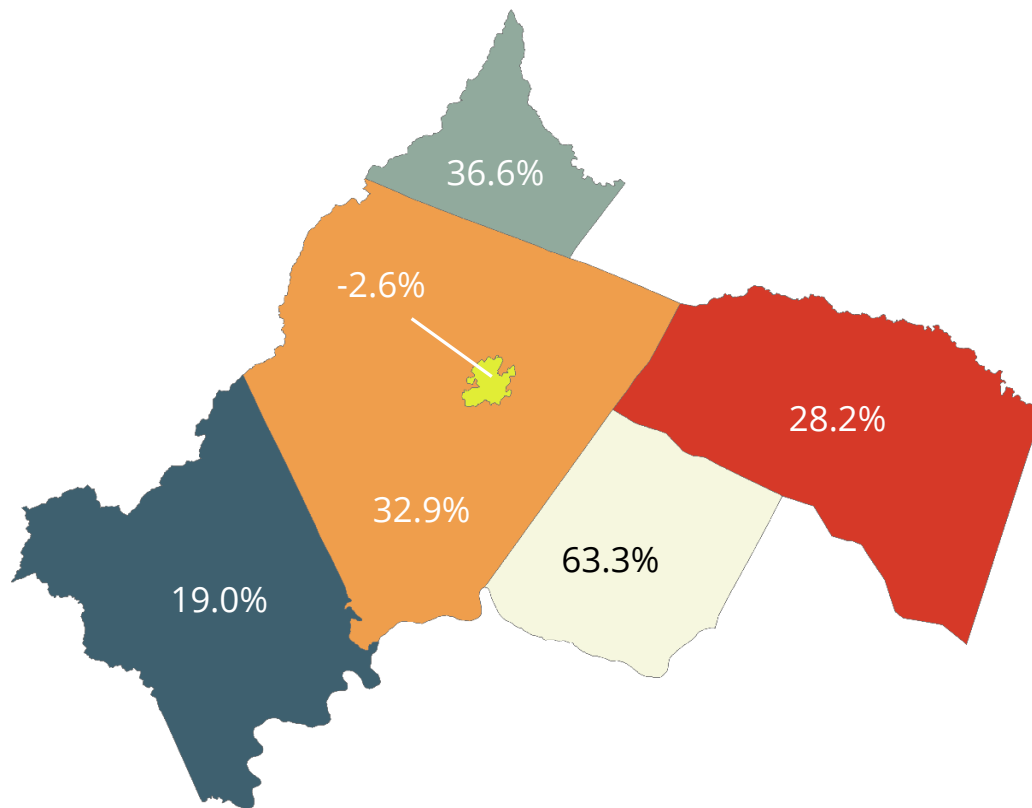


Market Activity - CAAR Footprint



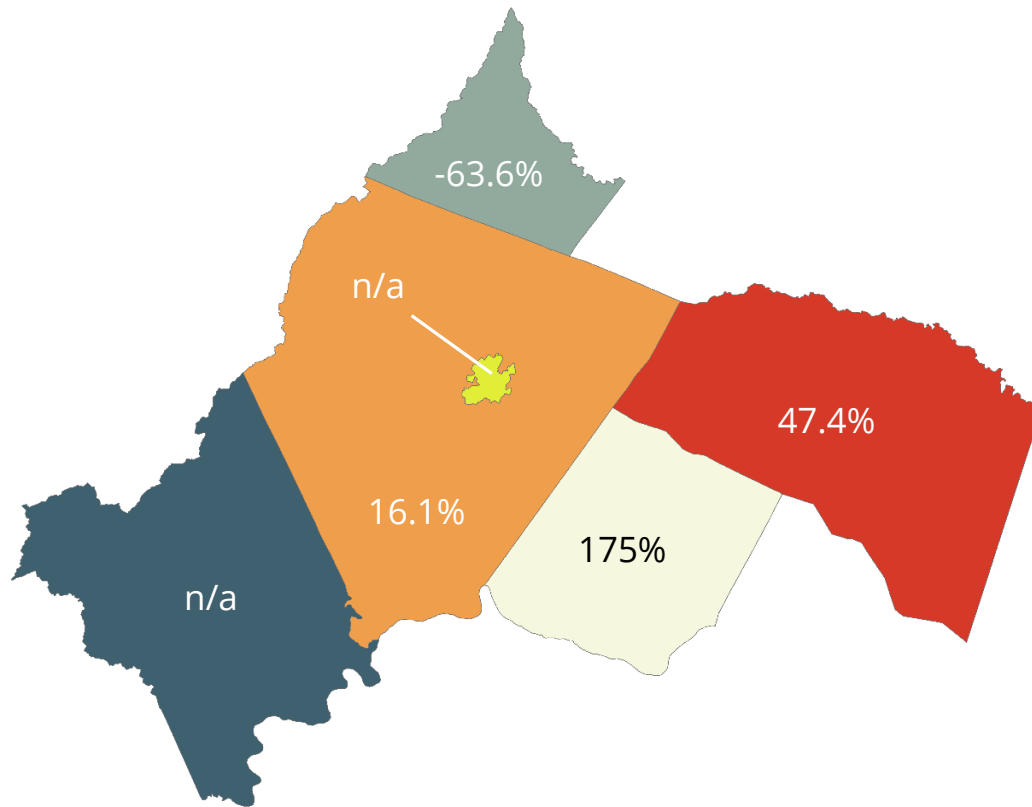
| Jurisdiction | Total Sales | | |
|------------------|-------------|------------|-------------|
| | May-25 | May-26 | % Chg |
| Albemarle County | 157 | 170 | 8.3% |
| Charlottesville | 55 | 52 | -5.5% |
| Fluvanna County | 48 | 55 | 14.6% |
| Greene County | 28 | 26 | -7.1% |
| Louisa County | 61 | 83 | 36.1% |
| Nelson County | 23 | 19 | -17.4% |
| CAAR | 372 | 405 | 8.9% |

Active Listings: Total Inventory (includes proposed listings)



| Jurisdiction | Active Listings | | % Chg |
|------------------|-----------------|--------------|--------------|
| | May-25 | May-26 | |
| Albemarle County | 368 | 489 | 32.9% |
| Charlottesville | 115 | 112 | -2.6% |
| Fluvanna County | 90 | 147 | 63.3% |
| Greene County | 71 | 97 | 36.6% |
| Louisa County | 266 | 341 | 28.2% |
| Nelson County | 100 | 119 | 19.0% |
| CAAR | 1010 | 1,305 | 29.2% |

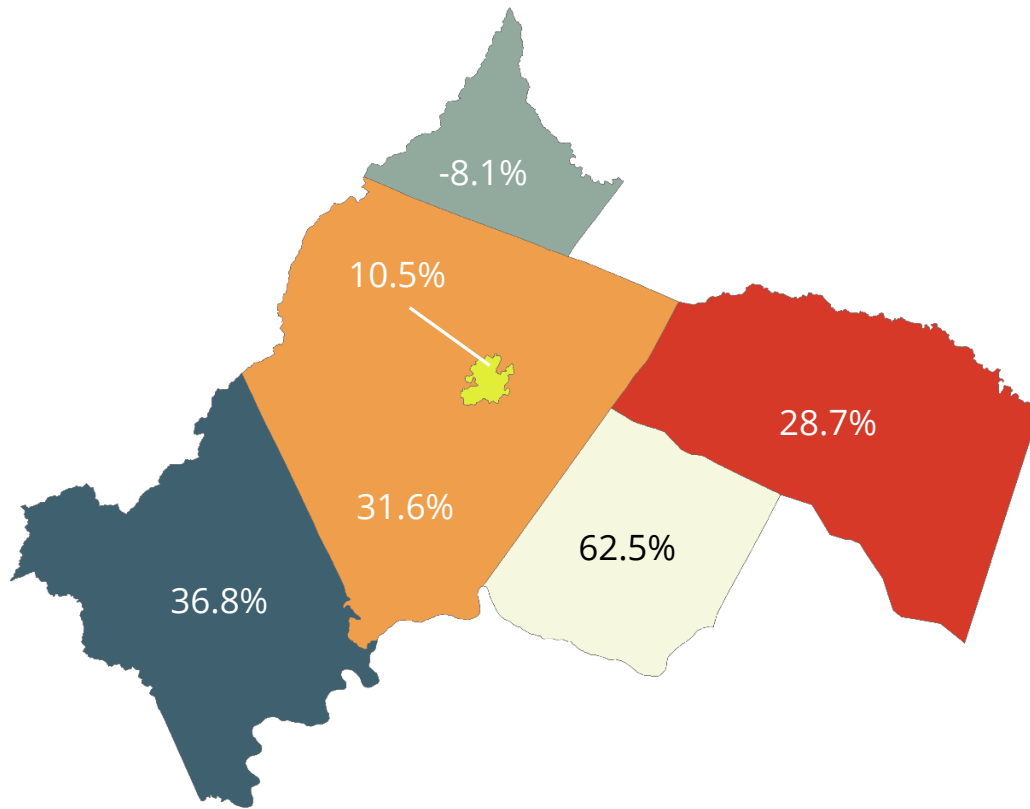
Active Listings: Proposed Listings



Active Listings
Proposed Listings

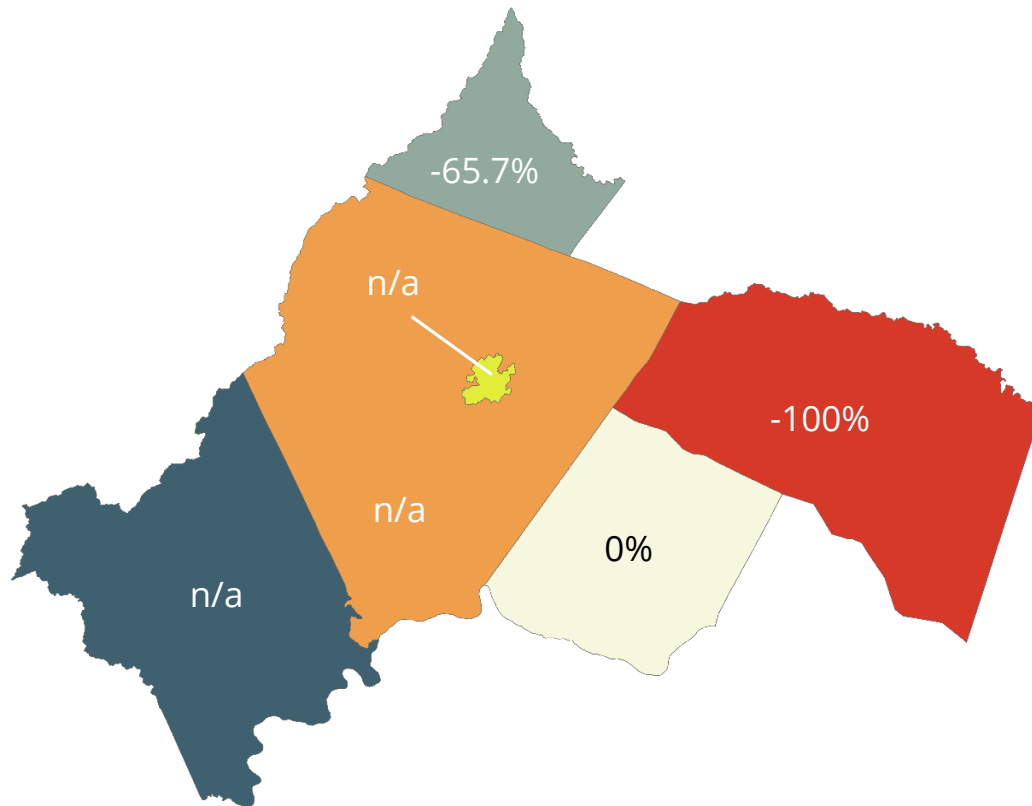
| <i>Jurisdiction</i> | May-25 | May-26 | % Chg |
|---------------------|------------|------------|--------------|
| Albemarle County | 93 | 108 | 16.1% |
| Charlottesville | 0 | 2 | n/a |
| Fluvanna County | 4 | 11 | 175.0% |
| Greene County | 55 | 20 | -63.6% |
| Louisa County | 19 | 28 | 47.4% |
| Nelson County | 0 | 1 | n/a |
| CAAR | 171 | 170 | -0.6% |

New Listings: Total Inventory (includes proposed listings)



| Jurisdiction | New Listings | | % Chg |
|------------------|--------------|------------|--------------|
| | May-25 | May-26 | |
| Albemarle County | 212 | 279 | 31.6% |
| Charlottesville | 57 | 63 | 10.5% |
| Fluvanna County | 48 | 78 | 62.5% |
| Greene County | 74 | 68 | -8.1% |
| Louisa County | 122 | 157 | 28.7% |
| Nelson County | 38 | 52 | 36.8% |
| CAAR | 551 | 697 | 26.5% |

New Listings: Proposed Listings



New Listings
Proposed Listings

| <i>Jurisdiction</i> | May-25 | May-26 | % Chg |
|---------------------|-----------|-----------|---------------|
| Albemarle County | 0 | 23 | n/a |
| Charlottesville | 0 | 0 | n/a |
| Fluvanna County | 4 | 4 | 0.0% |
| Greene County | 35 | 12 | -65.7% |
| Louisa County | 11 | 0 | -100.0% |
| Nelson County | 0 | 0 | n/a |
| CAAR | 50 | 39 | -22.0% |

Total Market Overview



| Key Metrics | 2-year Trends | | May-25 | May-26 | YoY Chg | 2025 YTD | 2026 YTD | YoY Chg |
|----------------------------------|---------------|--------|-----------|------------------|---------|-----------|------------------|---------|
| | May-24 | May-26 | | | | | | |
| Sales | | | 372 | 405 | 8.9% | 1,388 | 1,460 | 5.2% |
| Pending Sales | | | 380 | 454 | 19.5% | 1,759 | 1,927 | 9.6% |
| New Listings | | | 551 | 697 | 26.5% | 2,647 | 2,999 | 13.3% |
| Median List Price | | | \$471,000 | \$498,000 | 5.7% | \$465,000 | \$463,238 | -0.4% |
| Median Sales Price | | | \$468,200 | \$500,000 | 6.8% | \$464,000 | \$460,000 | -0.9% |
| Median Price Per Square Foot | | | \$274 | \$286 | 4.4% | \$265 | \$268 | 1.1% |
| Sold Dollar Volume (in millions) | | | \$228.3 | \$261.2 | 14.4% | \$812.3 | \$874.2 | 7.6% |
| Median Sold/Ask Price Ratio | | | 100.0% | 100.0% | 0.0% | 100.0% | 100.0% | 0.0% |
| Median Days on Market | | | 9 | 10 | 17.6% | 14 | 19 | 35.7% |
| Active Listings | | | 1,010 | 1,305 | 29.2% | n/a | n/a | n/a |
| Months of Supply | | | 3.3 | 4.1 | 21.4% | n/a | n/a | n/a |

Single-Family Detached Market Overview



| Key Metrics | 2-year Trends | | May-25 | May-26 | YoY Chg | 2025 YTD | 2026 YTD | YoY Chg |
|----------------------------------|---------------|--------|-----------|------------------|---------|-----------|------------------|---------|
| | May-24 | May-26 | | | | | | |
| Sales | | | 347 | 380 | 9.5% | 1,279 | 1,361 | 6.4% |
| Pending Sales | | | 350 | 416 | 18.9% | 1,636 | 1,783 | 9.0% |
| New Listings | | | 514 | 636 | 23.7% | 2,440 | 2,779 | 13.9% |
| Median List Price | | | \$485,000 | \$523,725 | 8.0% | \$475,000 | \$479,000 | 0.8% |
| Median Sales Price | | | \$481,713 | \$520,000 | 7.9% | \$474,685 | \$475,000 | 0.1% |
| Median Price Per Square Foot | | | \$273 | \$286 | 4.8% | \$263 | \$268 | 1.8% |
| Sold Dollar Volume (in millions) | | | \$220.2 | \$253.2 | 15.0% | \$771.5 | \$839.4 | 8.8% |
| Median Sold/Ask Price Ratio | | | 100.0% | 100.0% | 0.0% | 100.0% | 100.0% | 0.0% |
| Median Days on Market | | | 8 | 9 | 12.5% | 11 | 15 | 36.4% |
| Active Listings | | | 912 | 1,197 | 31.3% | n/a | n/a | n/a |
| Months of Supply | | | 3.3 | 4.1 | 23.4% | n/a | n/a | n/a |

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

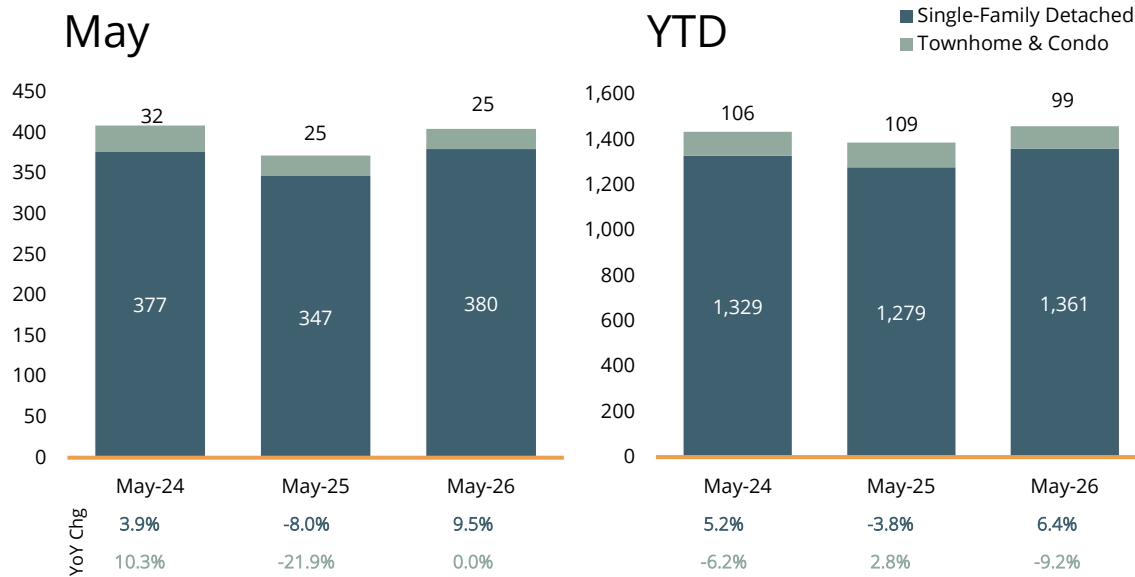
Townhome & Condo Market Overview



| Key Metrics | 2-year Trends | | May-25 | May-26 | YoY Chg | 2025 YTD | 2026 YTD | YoY Chg |
|----------------------------------|---------------|--------|-----------|------------------|---------|-----------|------------------|---------|
| | May-24 | May-26 | | | | | | |
| Sales | | | 25 | 25 | 0.0% | 109 | 99 | -9.2% |
| Pending Sales | | | 30 | 38 | 26.7% | 123 | 144 | 17.1% |
| New Listings | | | 37 | 61 | 64.9% | 207 | 220 | 6.3% |
| Median List Price | | | \$315,000 | \$275,000 | -12.7% | \$309,900 | \$284,000 | -8.4% |
| Median Sales Price | | | \$300,000 | \$270,000 | -10.0% | \$300,000 | \$270,000 | -10.0% |
| Median Price Per Square Foot | | | \$288 | \$272 | -5.7% | \$295 | \$270 | -8.5% |
| Sold Dollar Volume (in millions) | | | \$8.1 | \$8.0 | -1.3% | \$40.7 | \$34.7 | -14.7% |
| Median Sold/Ask Price Ratio | | | 99.2% | 98.8% | -0.5% | 98.9% | 97.8% | -1.1% |
| Median Days on Market | | | 16 | 23 | 43.8% | 17 | 31 | 79.4% |
| Active Listings | | | 98 | 108 | 10.2% | n/a | n/a | n/a |
| Months of Supply | | | 3.4 | 4.2 | 24.3% | n/a | n/a | n/a |

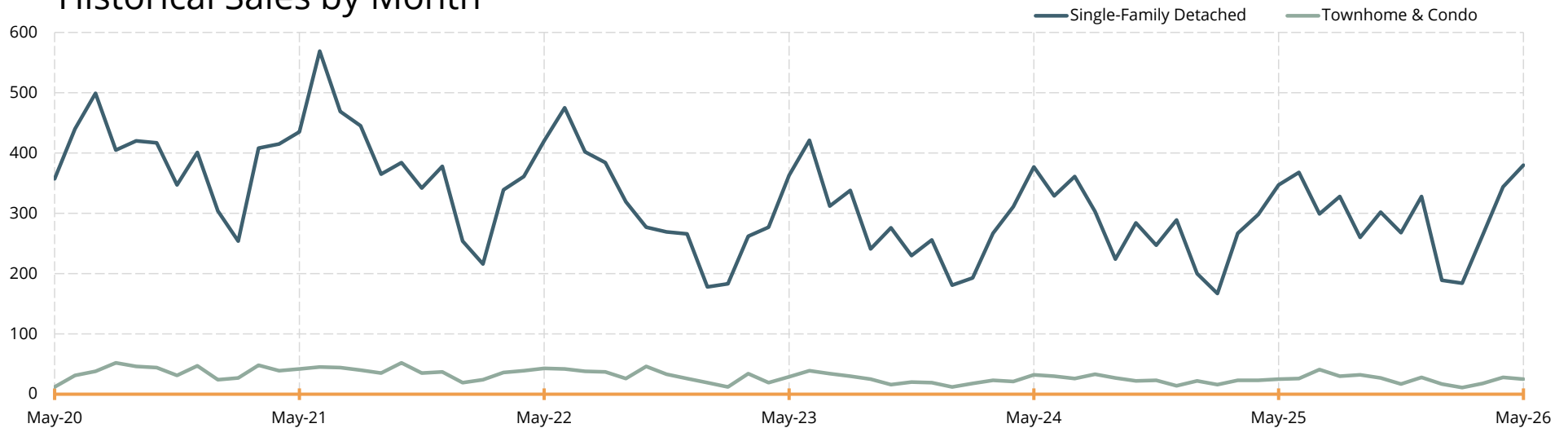
Source: Virginia REALTORS®, data accessed June 15, 2026

Sales

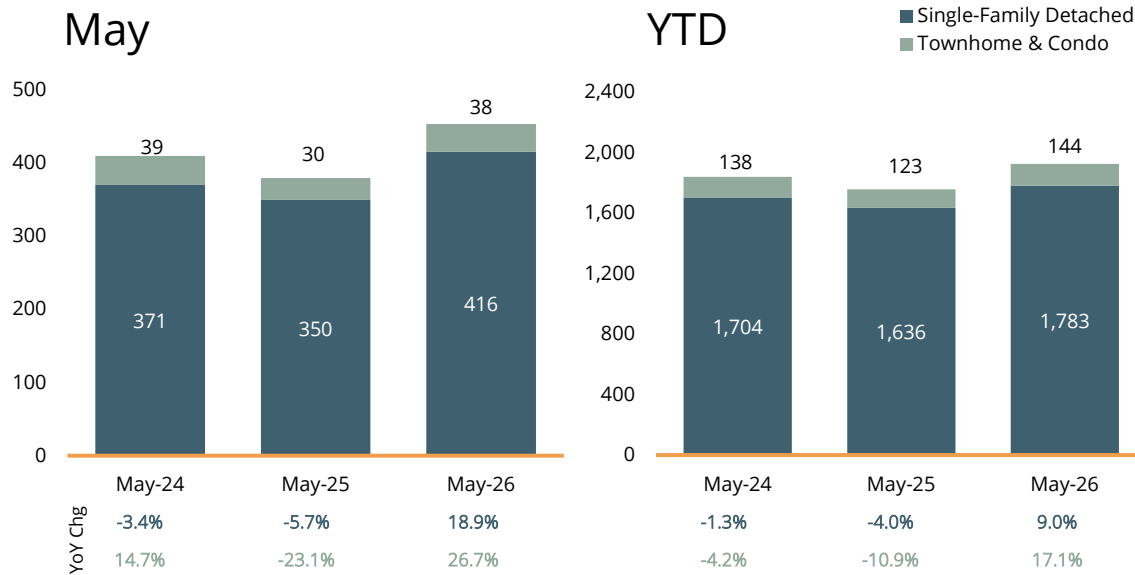


| Month | Single-Family Detached | YoY Chg | Townhomes & Condos | YoY Chg |
|--------------|------------------------|---------|--------------------|---------|
| Jun-25 | 368 | 11.9% | 26 | -13.3% |
| Jul-25 | 299 | -17.2% | 41 | 57.7% |
| Aug-25 | 328 | 8.3% | 30 | -9.1% |
| Sep-25 | 260 | 16.1% | 32 | 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% |
| Feb-26 | 184 | 10.2% | 11 | -31.3% |
| Mar-26 | 264 | -1.1% | 18 | -21.7% |
| Apr-26 | 344 | 15.4% | 28 | 21.7% |
| May-26 | 380 | 9.5% | 25 | 0.0% |
| 12-month Avg | 293 | 6.0% | 25 | 5.6% |

Historical Sales by Month

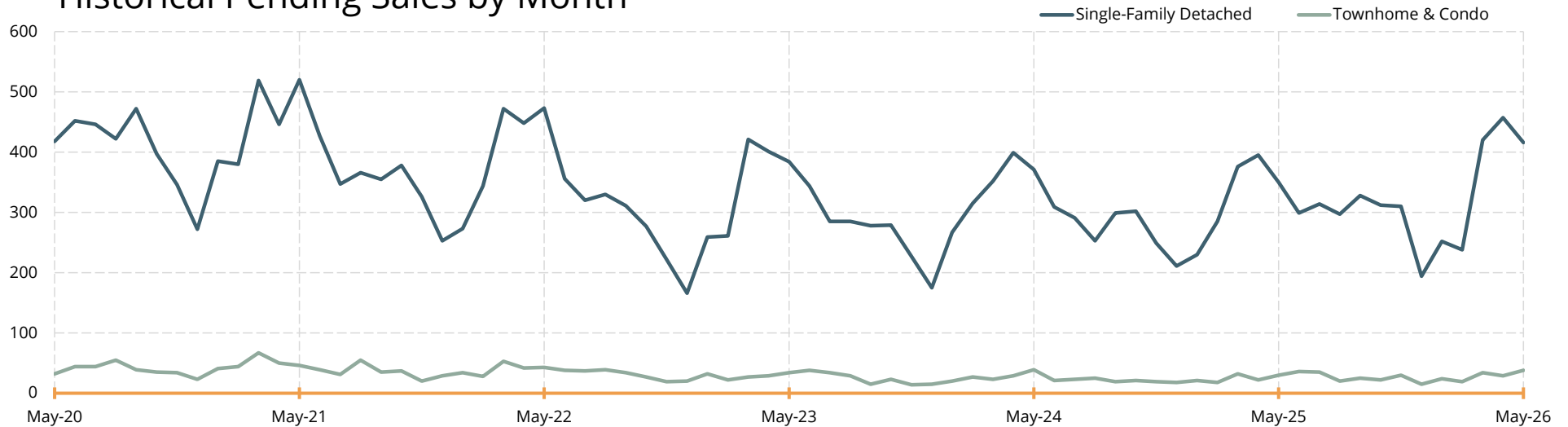


Pending Sales

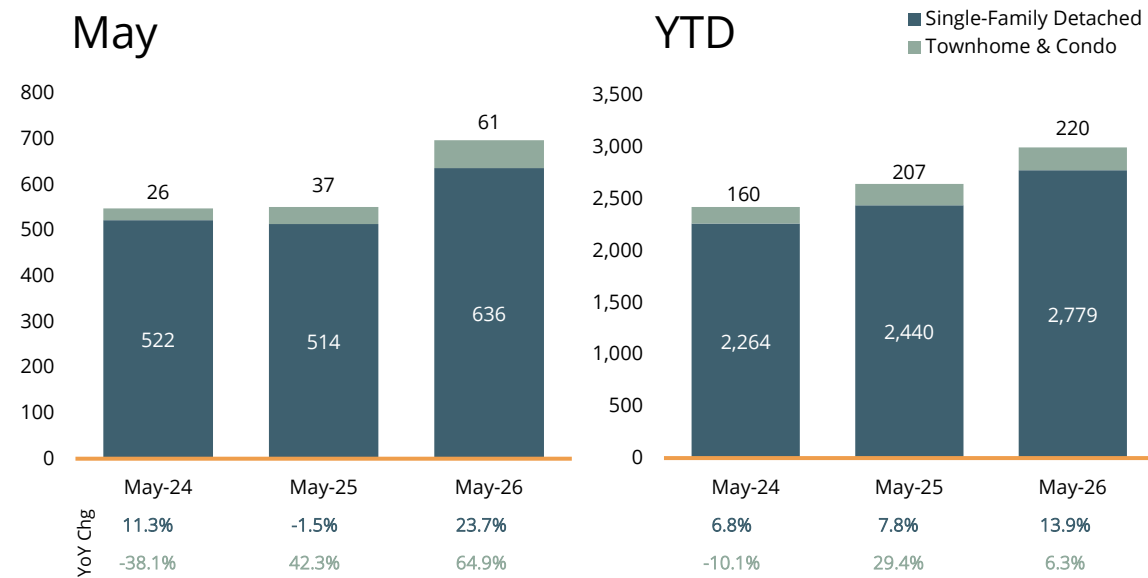


| Month | Single-Family Detached | | Townhomes & Condos | |
|--------------|------------------------|---------|--------------------|---------|
| | YoY Chg | YoY Chg | YoY Chg | YoY Chg |
| Jun-25 | 299 | -3.2% | 36 | 71.4% |
| Jul-25 | 314 | 7.9% | 35 | 52.2% |
| Aug-25 | 297 | 17.4% | 20 | -20.0% |
| 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% |
| Feb-26 | 238 | -16.5% | 19 | 5.6% |
| Mar-26 | 420 | 11.7% | 34 | 6.3% |
| Apr-26 | 457 | 15.7% | 29 | 31.8% |
| May-26 | 416 | 18.9% | 38 | 26.7% |
| 12-month Avg | 320 | 8.1% | 27 | 21.6% |

Historical Pending Sales by Month

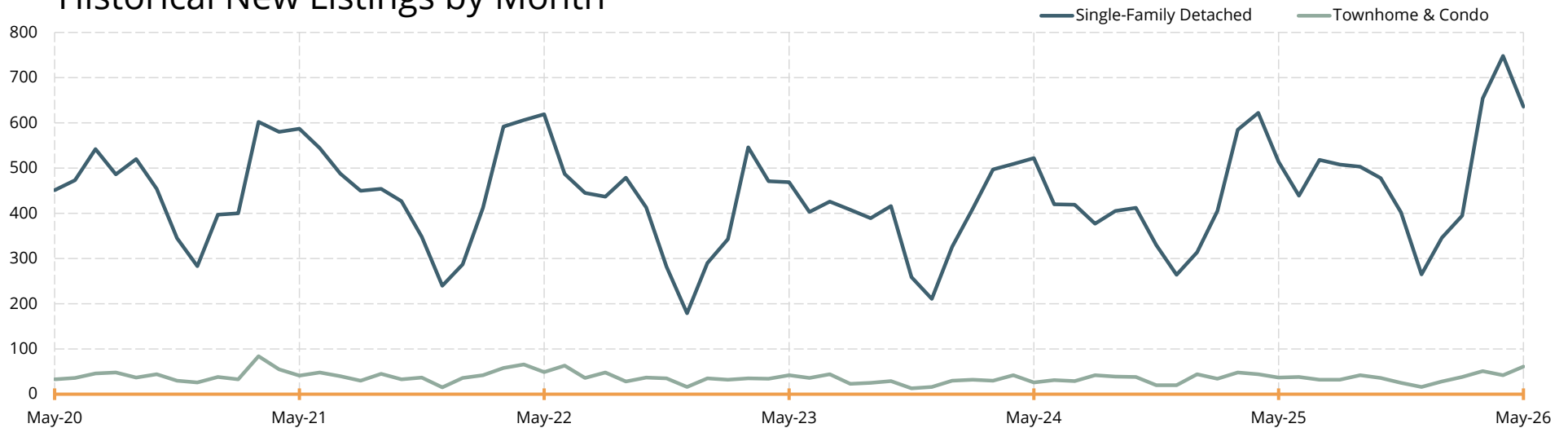


New Listings

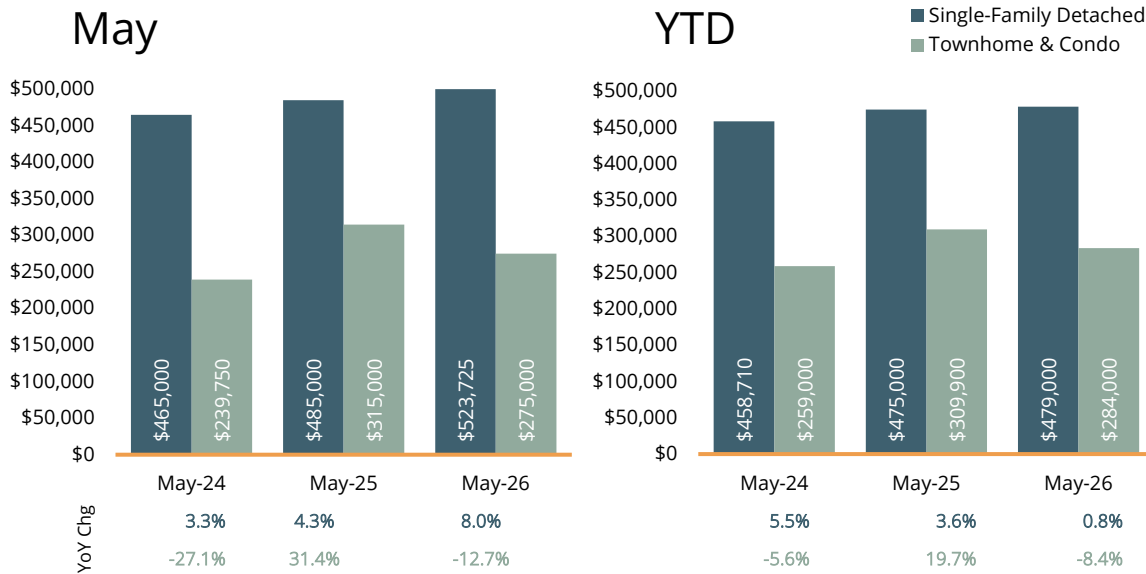


| Month | Single-Family Detached | | Townhomes & Condos | |
|--------------|------------------------|---------|--------------------|---------|
| | Count | YoY Chg | Count | YoY Chg |
| Jun-25 | 439 | 4.5% | 38 | 22.6% |
| Jul-25 | 518 | 23.6% | 32 | 10.3% |
| Aug-25 | 508 | 34.7% | 32 | -23.8% |
| Sep-25 | 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% |
| Feb-26 | 395 | -2.5% | 38 | 11.8% |
| Mar-26 | 654 | 11.8% | 51 | 6.3% |
| Apr-26 | 748 | 20.3% | 42 | -4.5% |
| May-26 | 636 | 23.7% | 61 | 64.9% |
| 12-month Avg | 491 | 16.3% | 37 | 3.5% |

Historical New Listings by Month

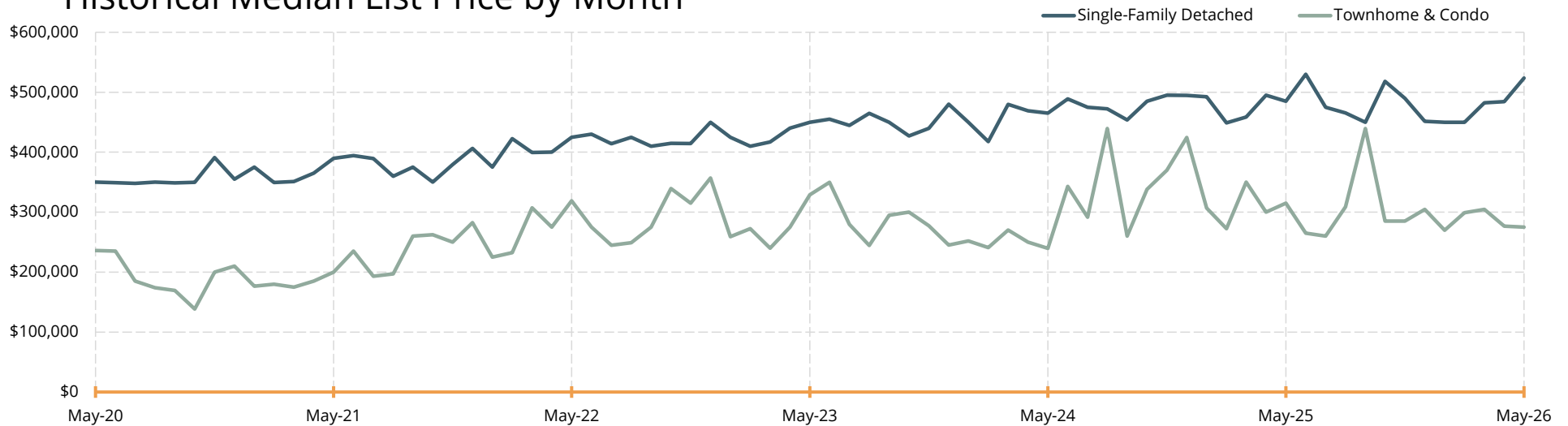


Median List Price

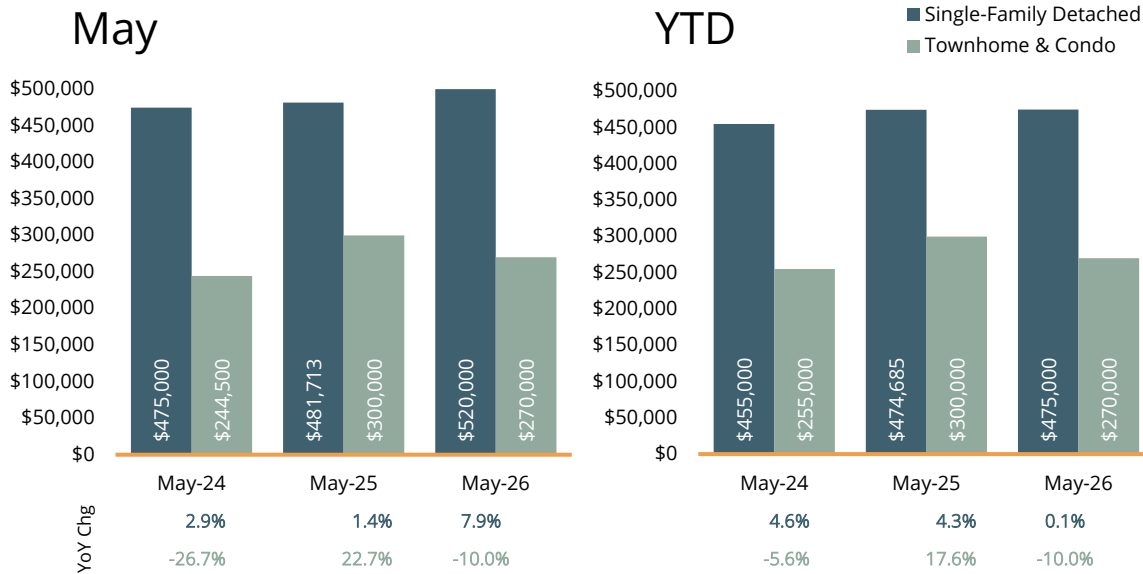


| Month | Single-Family Detached | YoY Chg | Townhomes & Condos | YoY Chg |
|--------------|------------------------|---------|--------------------|---------|
| Jun-25 | \$529,950 | 8.4% | \$264,988 | -22.7% |
| Jul-25 | \$475,000 | 0.0% | \$260,000 | -10.9% |
| Aug-25 | \$465,369 | -1.5% | \$308,950 | -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% |
| Feb-26 | \$450,000 | 0.2% | \$299,000 | 9.7% |
| Mar-26 | \$482,500 | 5.2% | \$304,500 | -13.0% |
| Apr-26 | \$484,250 | -2.2% | \$276,500 | -7.8% |
| May-26 | \$523,725 | 8.0% | \$275,000 | -12.7% |
| 12-month Avg | \$480,866 | 0.4% | \$297,753 | -10.9% |

Historical Median List Price by Month

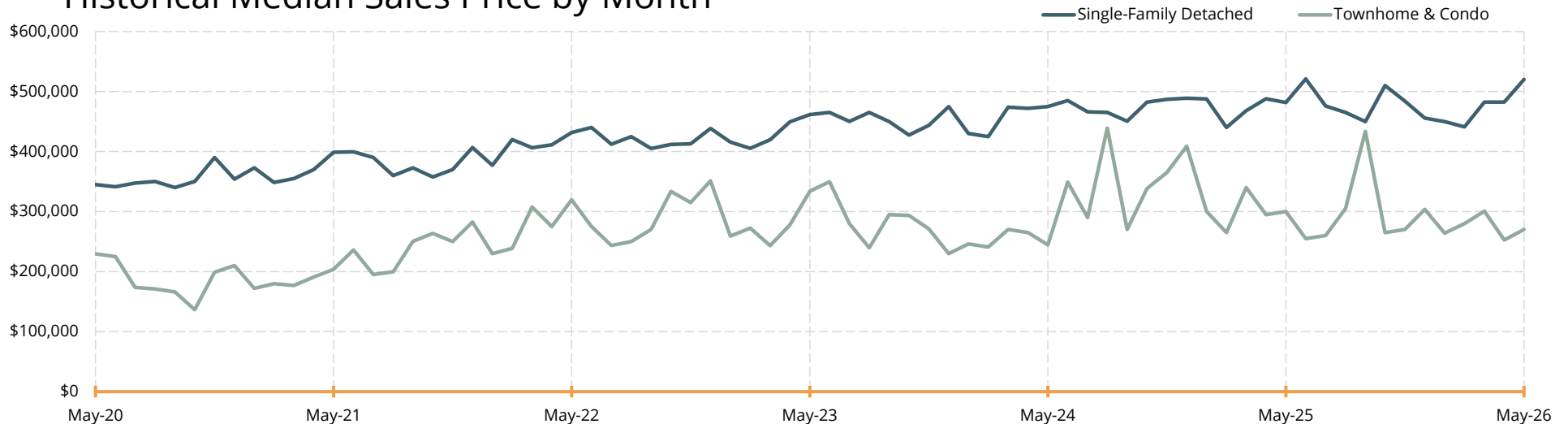


Median Sales Price

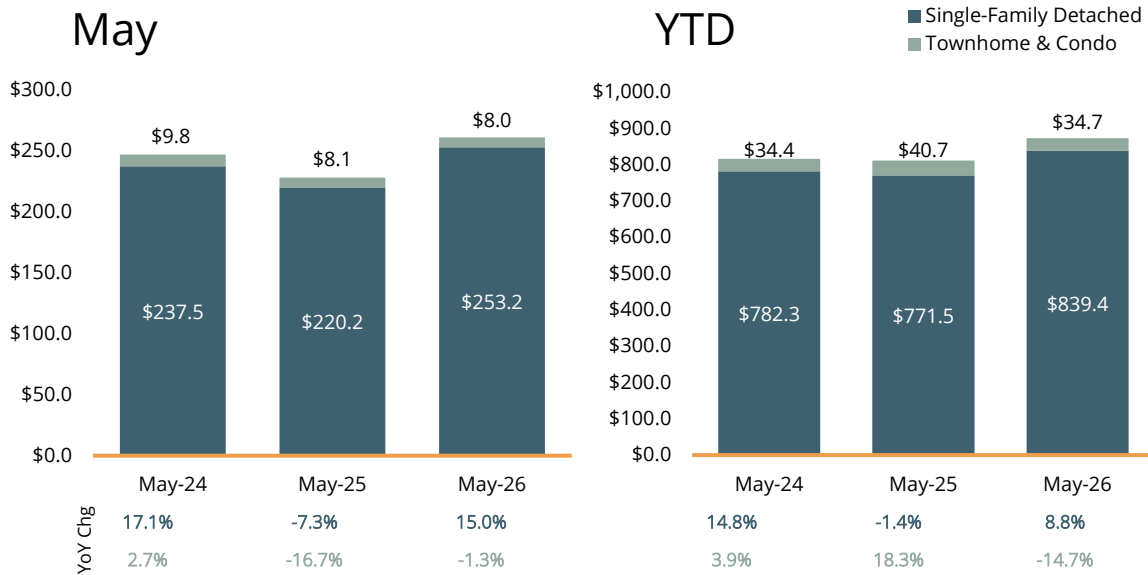


| Month | Single-Family Detached | YoY Chg | Townhomes & Condos | YoY Chg |
|--------------|------------------------|---------|--------------------|---------|
| Jun-25 | \$521,000 | 7.4% | \$255,000 | -26.9% |
| Jul-25 | \$476,000 | 2.1% | \$260,000 | -10.4% |
| Aug-25 | \$465,000 | 0.0% | \$305,000 | -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% |
| Feb-26 | \$441,000 | 0.2% | \$280,000 | 5.7% |
| Mar-26 | \$482,500 | 3.1% | \$300,750 | -11.5% |
| Apr-26 | \$482,250 | -1.2% | \$252,500 | -14.4% |
| May-26 | \$520,000 | 7.9% | \$270,000 | -10.0% |
| 12-month Avg | \$478,109 | 0.8% | \$288,271 | -12.7% |

Historical Median Sales Price by Month

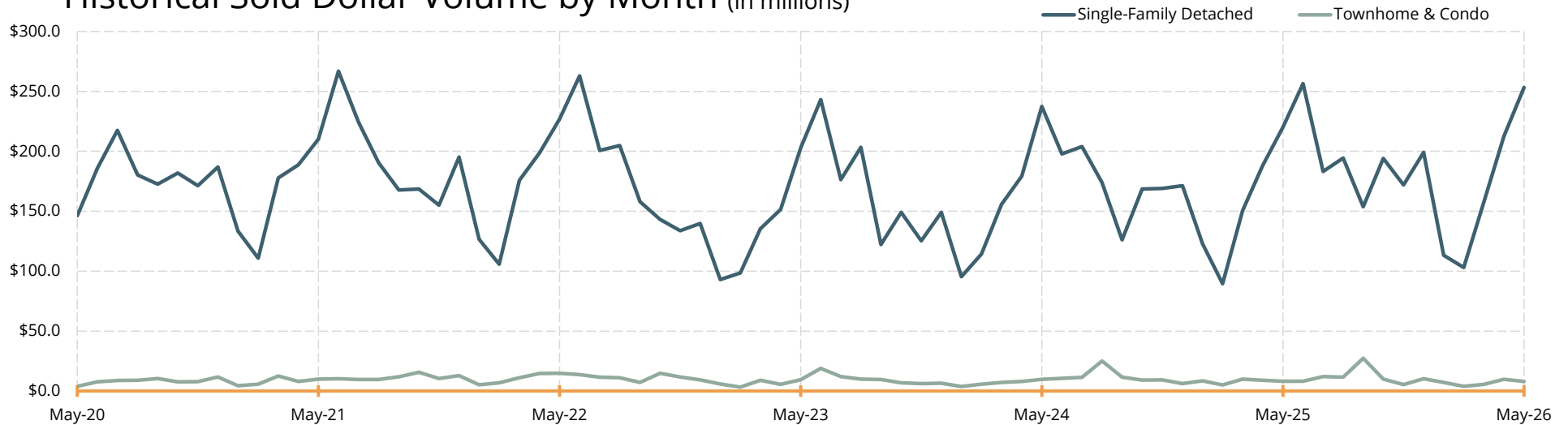


Sold Dollar Volume (in millions)

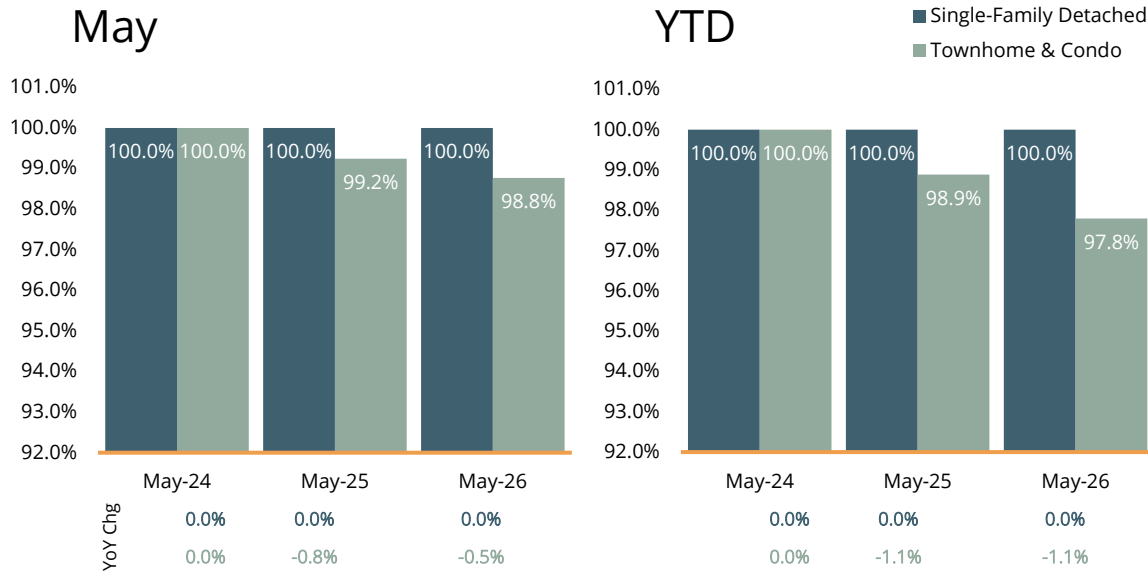


| Month | Single-Family Detached | | Townhomes & Condos | |
|--------------|------------------------|---------|--------------------|---------|
| | Dollars | YoY Chg | Dollars | YoY Chg |
| Jun-25 | \$256.4 | 29.7% | \$8.1 | -23.7% |
| Jul-25 | \$183.2 | -10.2% | \$12.1 | 6.0% |
| Aug-25 | \$194.3 | 11.8% | \$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% |
| Feb-26 | \$103.1 | 15.1% | \$4.0 | -22.7% |
| Mar-26 | \$157.4 | 4.5% | \$5.6 | -43.4% |
| Apr-26 | \$212.4 | 12.8% | \$9.9 | 9.3% |
| May-26 | \$253.2 | 15.0% | \$8.0 | -1.3% |
| 12-month Avg | \$182.7 | 10.6% | \$10.0 | -3.6% |

Historical Sold Dollar Volume by Month (in millions)

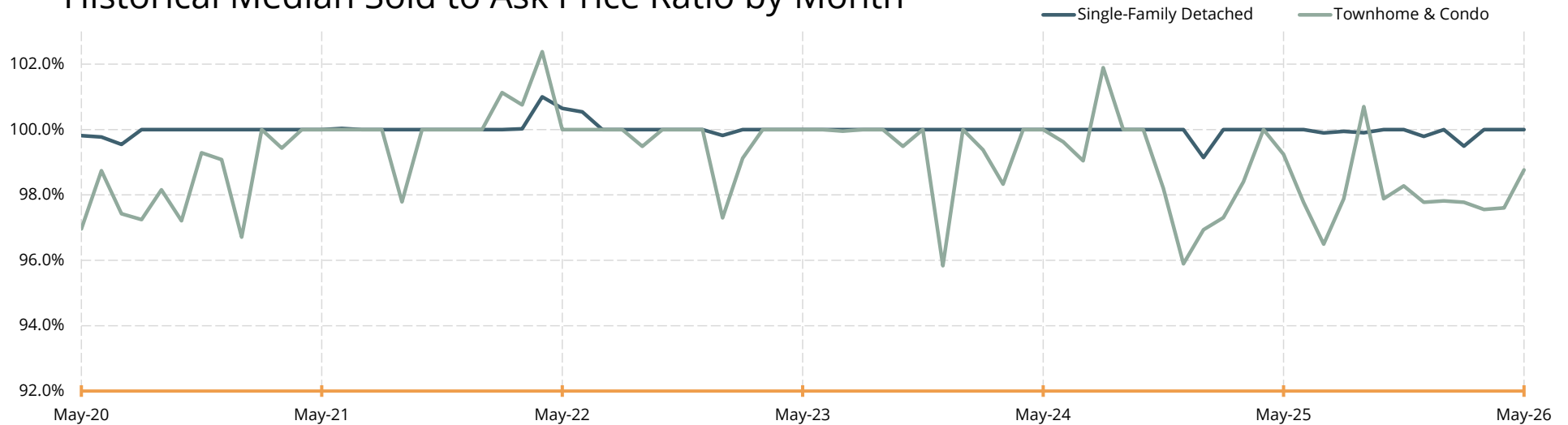


Median Sold to Ask Price Ratio



| Month | Single-Family Detached | | Townhomes & Condos | |
|--------------|------------------------|---------|--------------------|---------|
| | YoY Chg | YoY Chg | YoY Chg | YoY Chg |
| 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% |
| Feb-26 | 99.5% | -0.5% | 97.8% | 0.5% |
| Mar-26 | 100.0% | 0.0% | 97.6% | -0.9% |
| Apr-26 | 100.0% | 0.0% | 97.6% | -2.4% |
| May-26 | 100.0% | 0.0% | 98.8% | -0.5% |
| 12-month Avg | 99.9% | 0.0% | 98.0% | -0.9% |

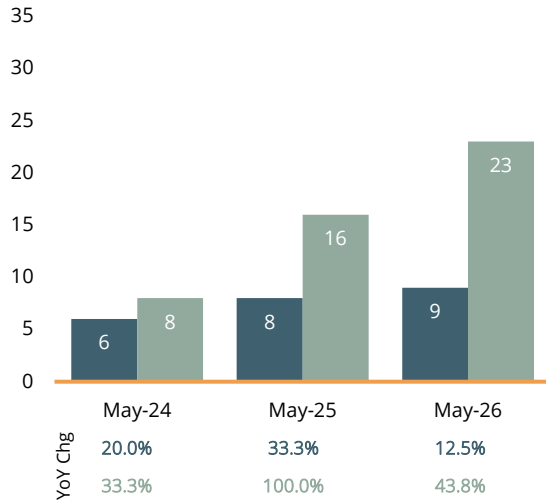
Historical Median Sold to Ask Price Ratio by Month



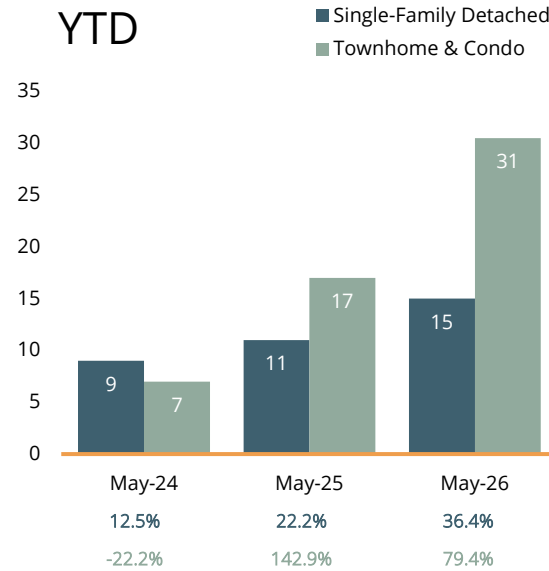
Median Days on Market



May



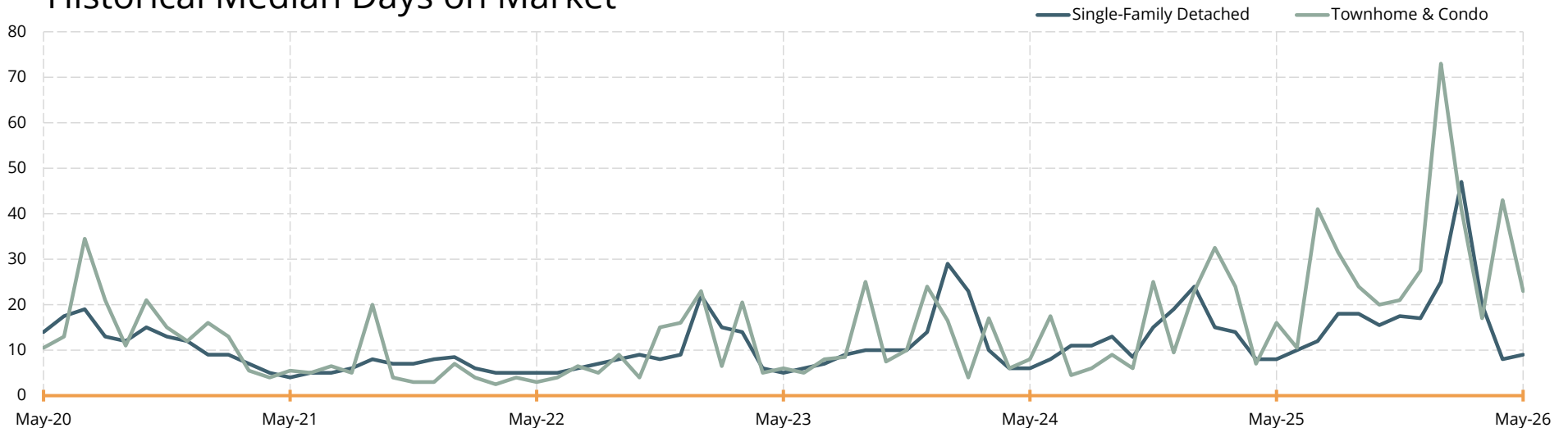
YTD



Single-Family Detached

| Month | Single-Family Detached | YoY Chg | Townhomes & Condos | YoY Chg |
|--------------|------------------------|---------|--------------------|---------|
| 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% |
| Feb-26 | 47 | 213.3% | 41 | 26.2% |
| Mar-26 | 20 | 42.9% | 17 | -29.2% |
| Apr-26 | 8 | 0.0% | 43 | 514.3% |
| May-26 | 9 | 12.5% | 23 | 43.8% |
| 12-month Avg | 18 | 40.5% | 31 | 106.9% |

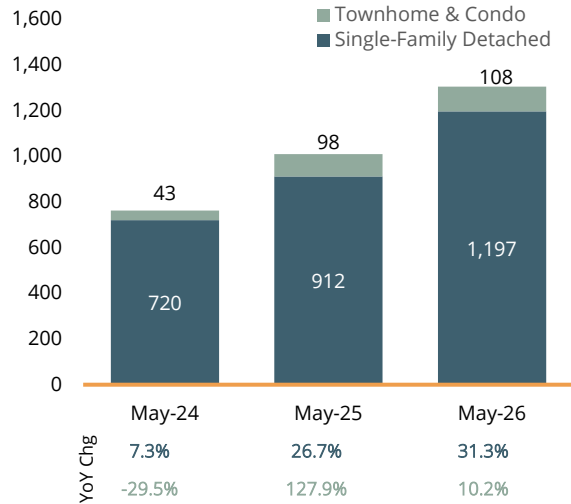
Historical Median Days on Market



Active Listings

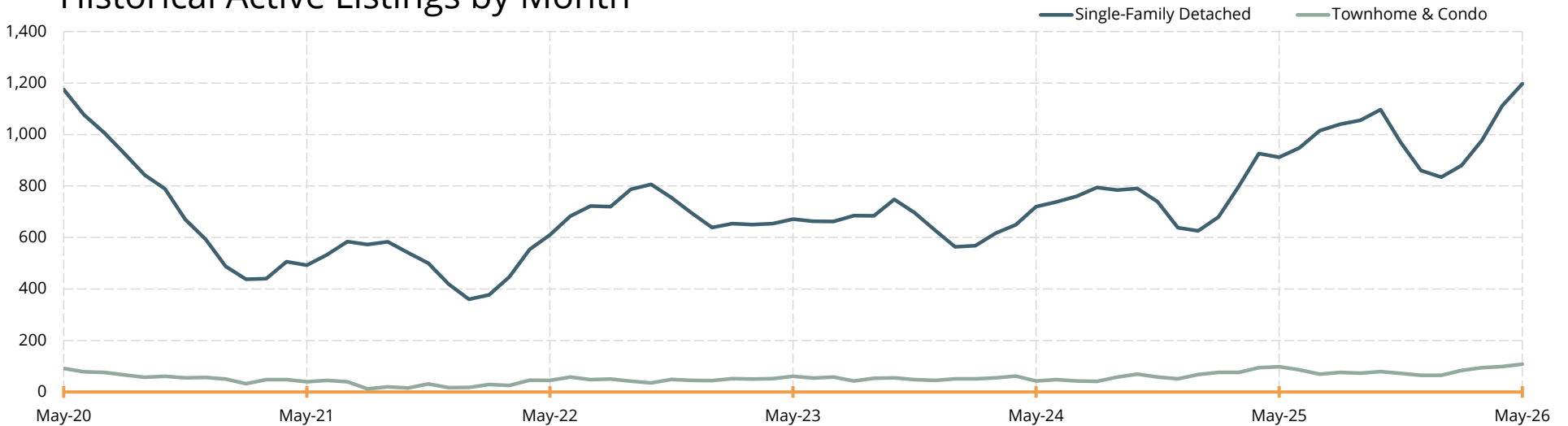


May



| Month | Single-Family | | Townhomes & Condos | |
|--------------|---------------|---------|--------------------|---------|
| | Detached | YoY Chg | Condos | YoY Chg |
| 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% |
| Feb-26 | 880 | 29.4% | 84 | 10.5% |
| Mar-26 | 977 | 22.3% | 94 | 23.7% |
| Apr-26 | 1,111 | 20.0% | 99 | 5.3% |
| May-26 | 1,197 | 31.3% | 108 | 10.2% |
| 12-month Avg | 999 | 30.4% | 81 | 24.4% |

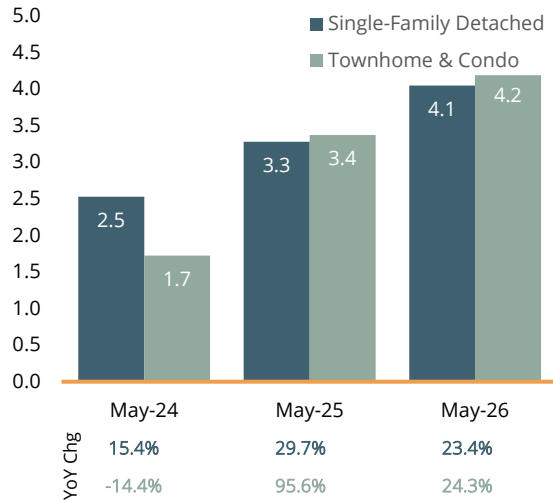
Historical Active Listings by Month



Months of Supply

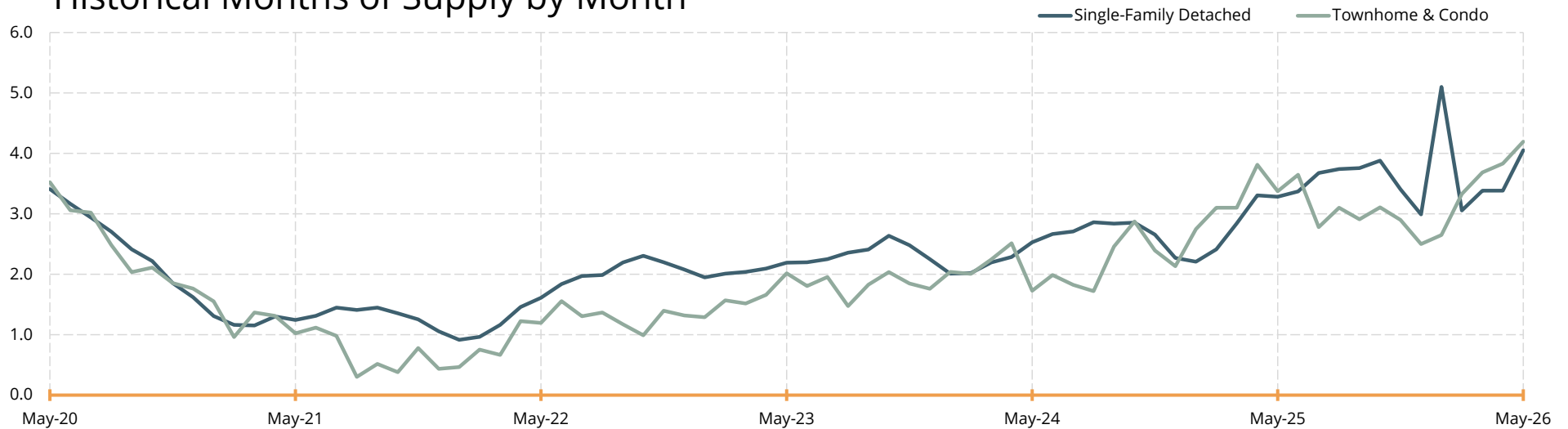


May



| Month | Single-Family Detached | | Townhomes & Condos | |
|--------------|------------------------|---------|--------------------|---------|
| | YoY Chg | YoY Chg | YoY Chg | YoY Chg |
| 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 | 5.1 | 130.8% | 2.6 | -3.6% |
| Feb-26 | 3.1 | 26.6% | 3.3 | 7.2% |
| Mar-26 | 3.4 | 19.1% | 3.7 | 18.8% |
| Apr-26 | 3.4 | 2.3% | 3.8 | 0.6% |
| May-26 | 4.1 | 23.4% | 4.2 | 24.3% |
| 12-month Avg | 3.6 | 33.1% | 3.2 | 22.5% |

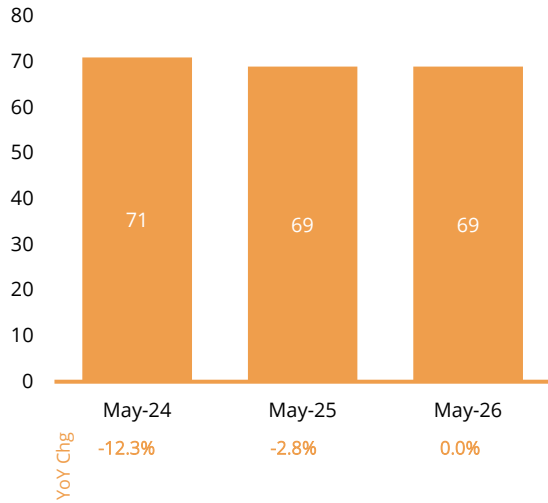
Historical Months of Supply by Month



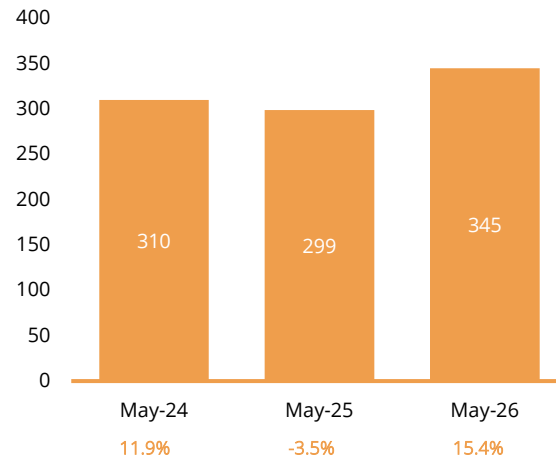
New Construction Sales



May



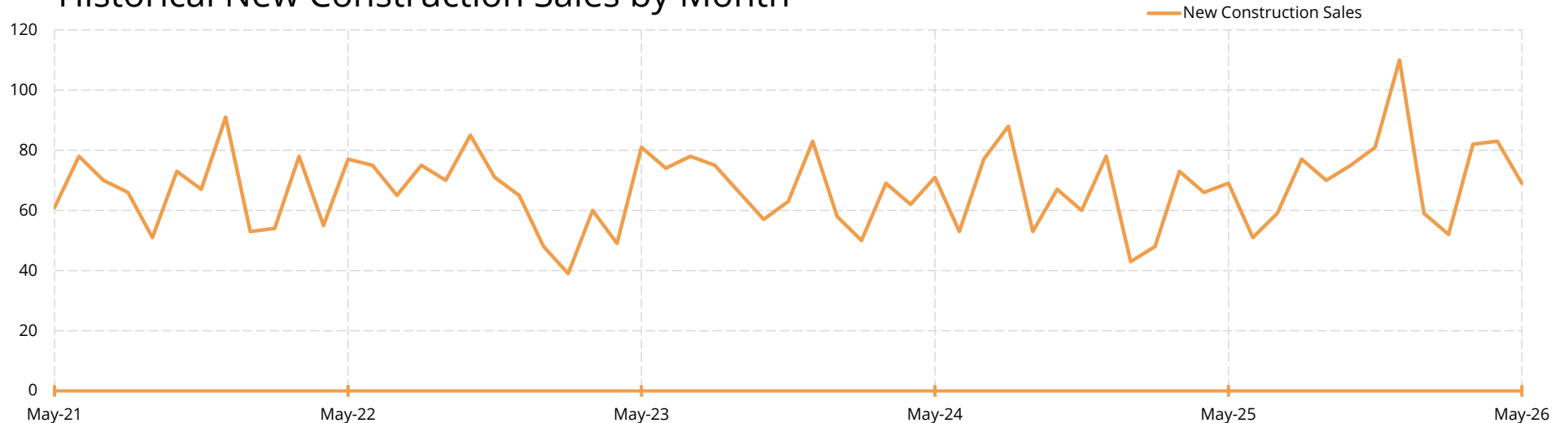
YTD



New Construction

| Month | Sales | YoY Chg |
|--------------|-------|---------|
| 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% |
| Feb-26 | 52 | 8.3% |
| Mar-26 | 82 | 12.3% |
| Apr-26 | 83 | 25.8% |
| May-26 | 69 | 0.0% |
| 12-month Avg | 72 | 12.0% |

Historical New Construction Sales by Month



Area Overview - Total Market



| Geography | New Listings | | | Sales | | | Median Sales Price | | | Active Listings | | | Months Supply | | |
|------------------|--------------|------------|-------|--------|------------|--------|--------------------|------------------|-------|-----------------|------------|-------|---------------|------------|--------|
| | May-25 | May-26 | % chg | May-25 | May-26 | % chg | May-25 | May-26 | % chg | May-25 | May-26 | % chg | May-25 | May-26 | % chg |
| Albemarle County | 212 | 279 | 31.6% | 157 | 170 | 8.3% | \$595,000 | \$589,950 | -0.8% | 368 | 489 | 32.9% | 2.9 | 3.9 | 31.4% |
| Charlottesville | 57 | 63 | 10.5% | 55 | 52 | -5.5% | \$485,000 | \$505,000 | 4.1% | 115 | 112 | -2.6% | 3.6 | 3.1 | -13.6% |
| Fluvanna County | 48 | 78 | 62.5% | 48 | 55 | 14.6% | \$373,100 | \$384,000 | 2.9% | 90 | 147 | 63.3% | 2.6 | 4.0 | 52.8% |
| Greene County | 74 | 68 | -8.1% | 28 | 26 | -7.1% | \$424,493 | \$439,338 | 3.5% | 71 | 97 | 36.6% | 3.1 | 3.1 | 0.6% |
| Louisa County | 122 | 157 | 28.7% | 61 | 83 | 36.1% | \$449,595 | \$450,000 | 0.1% | 266 | 341 | 28.2% | 4.3 | 5.2 | 19.8% |
| Nelson County | 38 | 52 | 36.8% | 23 | 19 | -17.4% | \$416,000 | \$445,000 | 7.0% | 100 | 119 | 19.0% | 3.9 | 4.9 | 23.5% |

Area Overview - Total Market YTD



| Geography | New Listings YTD | | | Sales YTD | | | Median Sales Price YTD | | | Active Listings YTD | | |
|------------------|------------------|--------------|-------|-----------|------------|--------|------------------------|------------------|-------|---------------------|------------|-------|
| | May-25 | May-26 | % chg | May-25 | May-26 | % chg | May-25 | May-26 | % chg | May-25 | May-26 | % chg |
| Albemarle County | 1,053 | 1,200 | 14.0% | 547 | 548 | 0.2% | \$551,000 | \$565,000 | 2.5% | 368 | 489 | 32.9% |
| Charlottesville | 330 | 321 | -2.7% | 153 | 183 | 19.6% | \$486,500 | \$490,000 | 0.7% | 115 | 112 | -2.6% |
| Fluvanna County | 254 | 328 | 29.1% | 182 | 177 | -2.7% | \$367,945 | \$359,000 | -2.4% | 90 | 147 | 63.3% |
| Greene County | 252 | 285 | 13.1% | 110 | 125 | 13.6% | \$429,927 | \$409,990 | -4.6% | 71 | 97 | 36.6% |
| Louisa County | 560 | 683 | 22.0% | 285 | 332 | 16.5% | \$400,000 | \$449,950 | 12.5% | 266 | 341 | 28.2% |
| Nelson County | 198 | 182 | -8.1% | 111 | 95 | -14.4% | \$430,000 | \$415,000 | -3.5% | 100 | 119 | 19.0% |

Area Overview - Single Family Detached Market



| Geography | New Listings | | | Sales | | | Median Sales Price | | | Active Listings | | | Months Supply | | |
|------------------|--------------|------------|-------|--------|------------|--------|--------------------|------------------|-------|-----------------|------------|-------|---------------|------------|--------|
| | May-25 | May-26 | % chg | May-25 | May-26 | % chg | May-25 | May-26 | % chg | May-25 | May-26 | % chg | May-25 | May-26 | % chg |
| Albemarle County | 194 | 243 | 25.3% | 144 | 158 | 9.7% | \$622,500 | \$618,493 | -0.6% | 337 | 434 | 28.8% | 2.9 | 3.8 | 28.9% |
| Charlottesville | 49 | 53 | 8.2% | 48 | 42 | -12.5% | \$497,500 | \$532,450 | 7.0% | 90 | 86 | -4.4% | 3.3 | 2.8 | -15.7% |
| Fluvanna County | 48 | 78 | 62.5% | 48 | 55 | 14.6% | \$373,100 | \$384,000 | 2.9% | 90 | 147 | 63.3% | 2.7 | 4.1 | 51.7% |
| Greene County | 74 | 68 | -8.1% | 28 | 26 | -7.1% | \$424,493 | \$439,338 | 3.5% | 71 | 97 | 36.6% | 3.1 | 3.1 | 0.6% |
| Louisa County | 122 | 157 | 28.7% | 61 | 83 | 36.1% | \$449,595 | \$450,000 | 0.1% | 265 | 341 | 28.7% | 4.3 | 5.2 | 19.5% |
| Nelson County | 27 | 37 | 37.0% | 18 | 16 | -11.1% | \$512,500 | \$487,500 | -4.9% | 59 | 92 | 55.9% | 3.3 | 5.6 | 67.8% |

Area Overview - Single Family Detached Market YTD



| Geography | New Listings YTD | | | Sales YTD | | | Median Sales Price YTD | | | Active Listings YTD | | |
|------------------|------------------|--------------|-------|-----------|------------|--------|------------------------|------------------|-------|---------------------|------------|-------|
| | May-25 | May-26 | % chg | May-25 | May-26 | % chg | May-25 | May-26 | % chg | May-25 | May-26 | % chg |
| Albemarle County | 968 | 1,084 | 12.0% | 504 | 511 | 1.4% | \$567,573 | \$591,348 | 4.2% | 337 | 434 | 28.8% |
| Charlottesville | 278 | 266 | -4.3% | 126 | 152 | 20.6% | \$525,000 | \$510,000 | -2.9% | 90 | 86 | -4.4% |
| Fluvanna County | 253 | 328 | 29.6% | 181 | 177 | -2.2% | \$369,990 | \$359,000 | -3.0% | 90 | 147 | 63.3% |
| Greene County | 252 | 285 | 13.1% | 110 | 125 | 13.6% | \$429,927 | \$409,990 | -4.6% | 71 | 97 | 36.6% |
| Louisa County | 557 | 676 | 21.4% | 283 | 331 | 17.0% | \$400,000 | \$449,900 | 12.5% | 265 | 341 | 28.7% |
| Nelson County | 132 | 140 | 6.1% | 75 | 65 | -13.3% | \$501,250 | \$475,000 | -5.2% | 59 | 92 | 55.9% |

Area Overview - Townhome & Condo Market



| Geography | New Listings | | | Sales | | | Median Sales Price | | | Active Listings | | | Months Supply | | |
|------------------|--------------|-----------|--------|--------|-----------|--------|--------------------|------------------|---------|-----------------|-----------|---------|---------------|------------|---------|
| | May-25 | May-26 | % chg | May-25 | May-26 | % chg | May-25 | May-26 | % chg | May-25 | May-26 | % chg | May-25 | May-26 | % chg |
| Albemarle County | 18 | 36 | 100.0% | 13 | 12 | -7.7% | \$380,000 | \$272,500 | -28.3% | 31 | 55 | 77% | 4.0 | 4.8 | 20% |
| Charlottesville | 8 | 10 | 25.0% | 7 | 10 | 42.9% | \$300,000 | \$276,000 | -8.0% | 25 | 26 | 4.0% | 0.0 | 4.5 | n/a |
| Fluvanna County | 0 | 0 | n/a | 0 | 0 | n/a | \$0 | \$0 | #DIV/0! | 0 | 0 | n/a | 0.0 | 0.0 | n/a |
| Greene County | 0 | 0 | n/a | 0 | 0 | n/a | \$0 | \$0 | #DIV/0! | 0 | 0 | n/a | 0.0 | 0.0 | n/a |
| Louisa County | 0 | 0 | n/a | 0 | 0 | n/a | \$0 | \$0 | #DIV/0! | 1 | 0 | -100.0% | 1.7 | 0.0 | -100.0% |
| Nelson County | 11 | 15 | 36.4% | 5 | 3 | -40.0% | \$250,000 | \$262,825 | 5.1% | 41 | 27 | -34.1% | 2.2 | 3.4 | 54.7% |

Area Overview - Townhome & Condo Market YTD



| Geography | New Listings YTD | | | Sales YTD | | | Median Sales Price YTD | | | Active Listings YTD | | |
|------------------|------------------|------------|---------|-----------|-----------|---------|------------------------|--------------------|---------|---------------------|-----------|---------|
| | May-25 | May-26 | % chg | May-25 | May-26 | % chg | May-25 | May-26 | % chg | May-25 | May-26 | % chg |
| Albemarle County | 85 | 116 | 36.5% | 43 | 37 | -14.0% | \$380,000 | \$260,000 | -31.6% | 31 | 55 | 77.4% |
| Charlottesville | 52 | 55 | 5.8% | 27 | 31 | 14.8% | \$300,000 | \$350,000 | 16.7% | 25 | 26 | 4.0% |
| Fluvanna County | 1 | 0 | -100.0% | 1 | 0 | -100.0% | \$293,288 | \$0 | -100.0% | 0 | 0 | n/a |
| Greene County | 0 | 0 | n/a | 0 | 0 | n/a | \$0 | \$0 | n/a | 0 | 0 | n/a |
| Louisa County | 3 | 7 | 133.3% | 2 | 1 | -50.0% | \$537,500 | \$2,175,000 | 304.7% | 1 | 0 | -100.0% |
| Nelson County | 66 | 42 | -36.4% | 36 | 30 | -16.7% | \$275,000 | \$260,913 | -5.1% | 41 | 27 | -34.1% |



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Data and analysis provided by Virginia REALTORS® Research Team

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