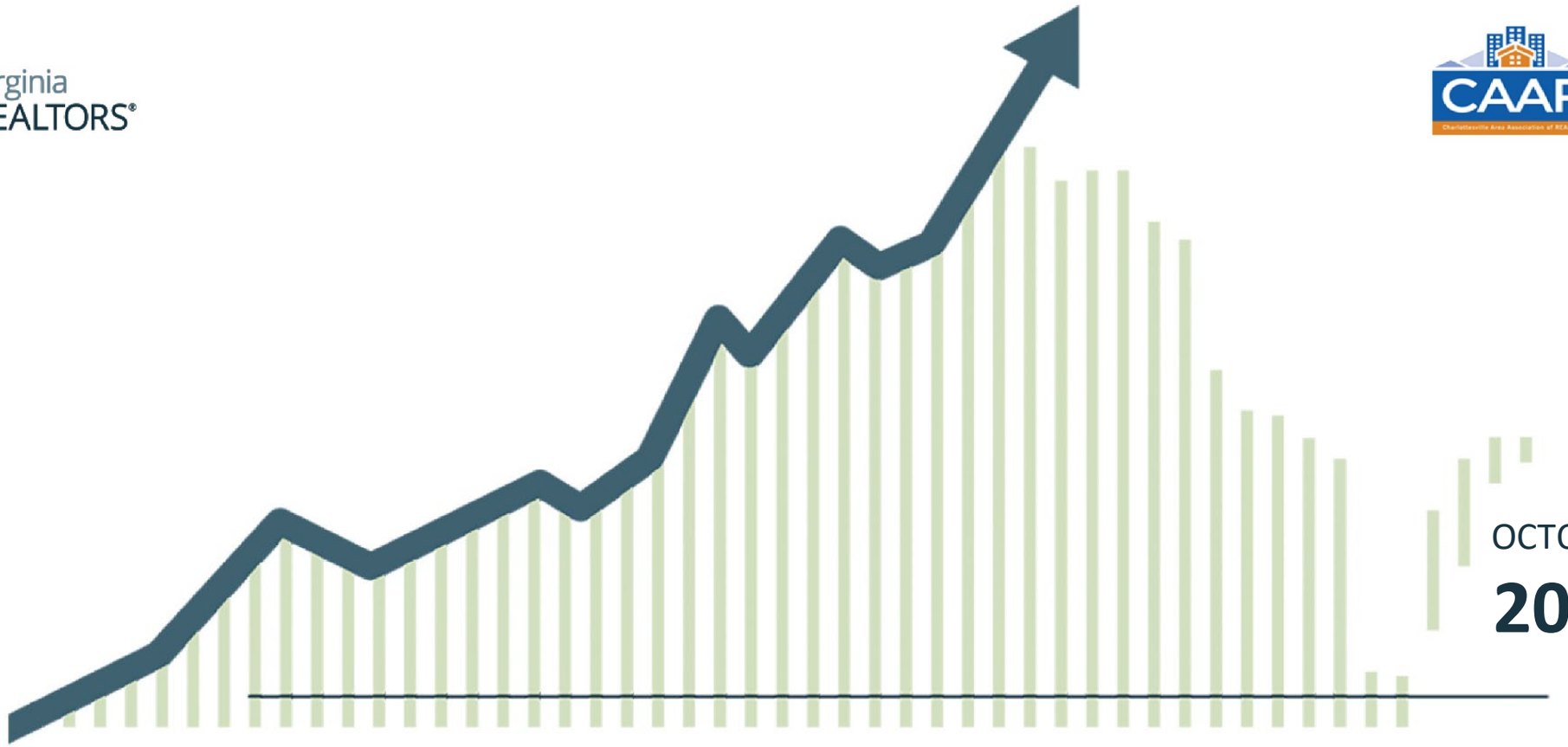
Virginia REALTORS®

CAAR



OCTOBER

2026

CAAR CHARLOTTESVILLE AREA

MARKET INDICATORS REPORT

CUSTOM REPORT PREPARED BY

VIRGINIA REALTORS®

CAAR Market Indicators Report

Key Market Trends: **October 2026**

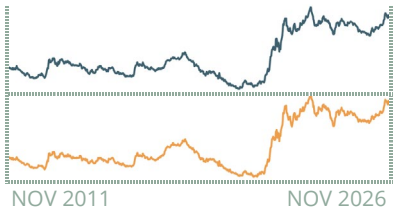
- **There were fewer home sales in October of this year compared to last year.** Sales were down 10% in the CAAR area, leading to 296 total sales, 33 fewer than last year. Charlottesville experienced the biggest drop in activity (-37.8%) while Louisa County (-18.8%) and Albemarle County (-9.7%) had 13 fewer home sales. For the third straight month, sales jumped in Nelson County with 12 more than a year ago (+48.0%). There was one additional home sale in Greene County (+3.2%).
- **For the second straight month, pending sales declined across the CAAR market.** In October, there were 289 pending sales in the area, 45 fewer than the year before, decreasing by 13.5%. Pending sales fell the furthest in Albemarle County down 16.9% from the previous year (-23 pending sales) and Greene County with a 34.2% drop in activity (-13 pending sales). Nelson County experienced a 50% surge in pending sales this month, with 11 more than a year earlier.
- **Home prices dipped in the CAAR region for the second straight month.** There was a $25,095 drop in the median sales price with homes costing $464,906 in October, 5.1% less than the previous year. Prices fell across all local markets this month. After growing for nine consecutive months, prices fell by 9.3% in Louisa County with homes selling for $412,500, a $42,500 price decrease. Charlottesville (-$40,000) and Fluvanna County (-$34,089), also experienced sharp price declines in October.
- **The surge in listings led to more supply on the market this month.** October ended with 1,520 listings in the CAAR area, 344 more than a year ago, increasing by 29.3%. Most of the regional listing growth occurred in Albemarle County with 178 more than last year (+41.5%), Fluvanna County with 59 additional listings (+41.5%) and Louisa County had an increase of 34 listings to the market (+11.4%).

November 19, 2026

INTEREST RATE TRACKER

30-YR Fixed 7.28 %

15-YR Fixed 6.66 %



CAAR Market Dashboard

YoY Chg	Oct-26	Indicator
▼ -10.0%	296	Sales
▼ -13.5%	289	Pending Sales
▼ -1.4%	507	New Listings
▼ -7.3%	$462,438	Median List Price
▼ -5.1%	$464,906	Median Sales Price
▼ -4.6%	$259	Median Price Per Square Foot
▼ -16.4%	$170.7	Sold Dollar Volume (in millions)
▼ -0.8%	99.2%	Median Sold/Ask Price Ratio
▲ 68.8%	27	Median Days on Market
▲ 29.3%	1,520	Active Listings
▲ 27.3%	4.7	Months of Supply
▼ -21.3%	59	New Construction Sales

Sources: Virginia REALTORS®, data accessed November 15, 2026, Freddie Mac

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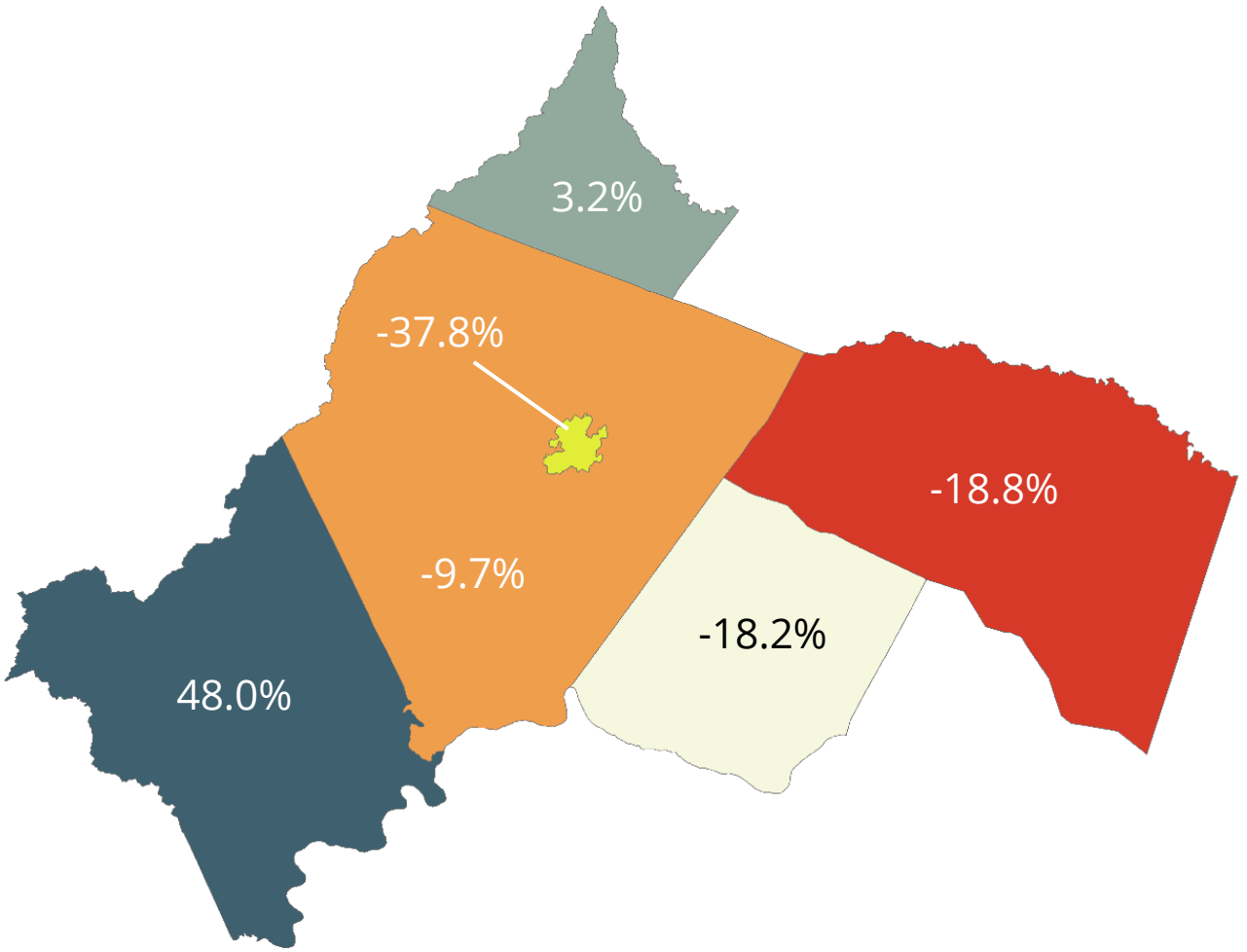
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Consumers Should Consult with a REALTOR®.
Buying or selling real estate, for a majority of consumers, is one of the most important decisions they will make. Choosing a real estate professional continues to be a vital part of this process.

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

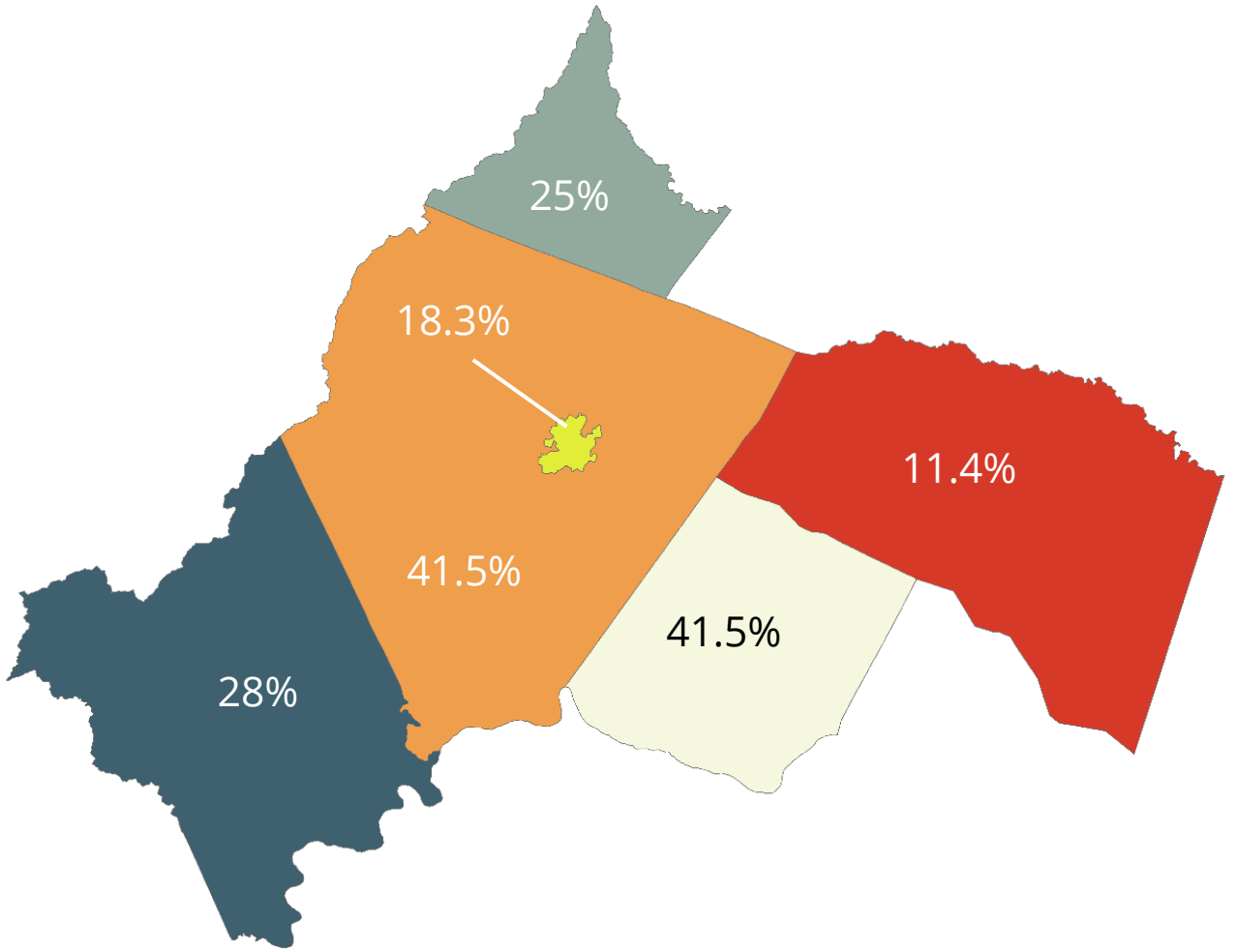


Total Sales

Jurisdiction	Oct-25	Oct-26	% Chg
Albemarle County	134	121	-9.7%
Charlottesville	37	23	-37.8%
Fluvanna County	33	27	-18.2%
Greene County	31	32	3.2%
Louisa County	69	56	-18.8%
Nelson County	25	37	48.0%
CAAR	**329**	**296**	**-10.0%**

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

Active Listings: Total Inventory (includes proposed listings)



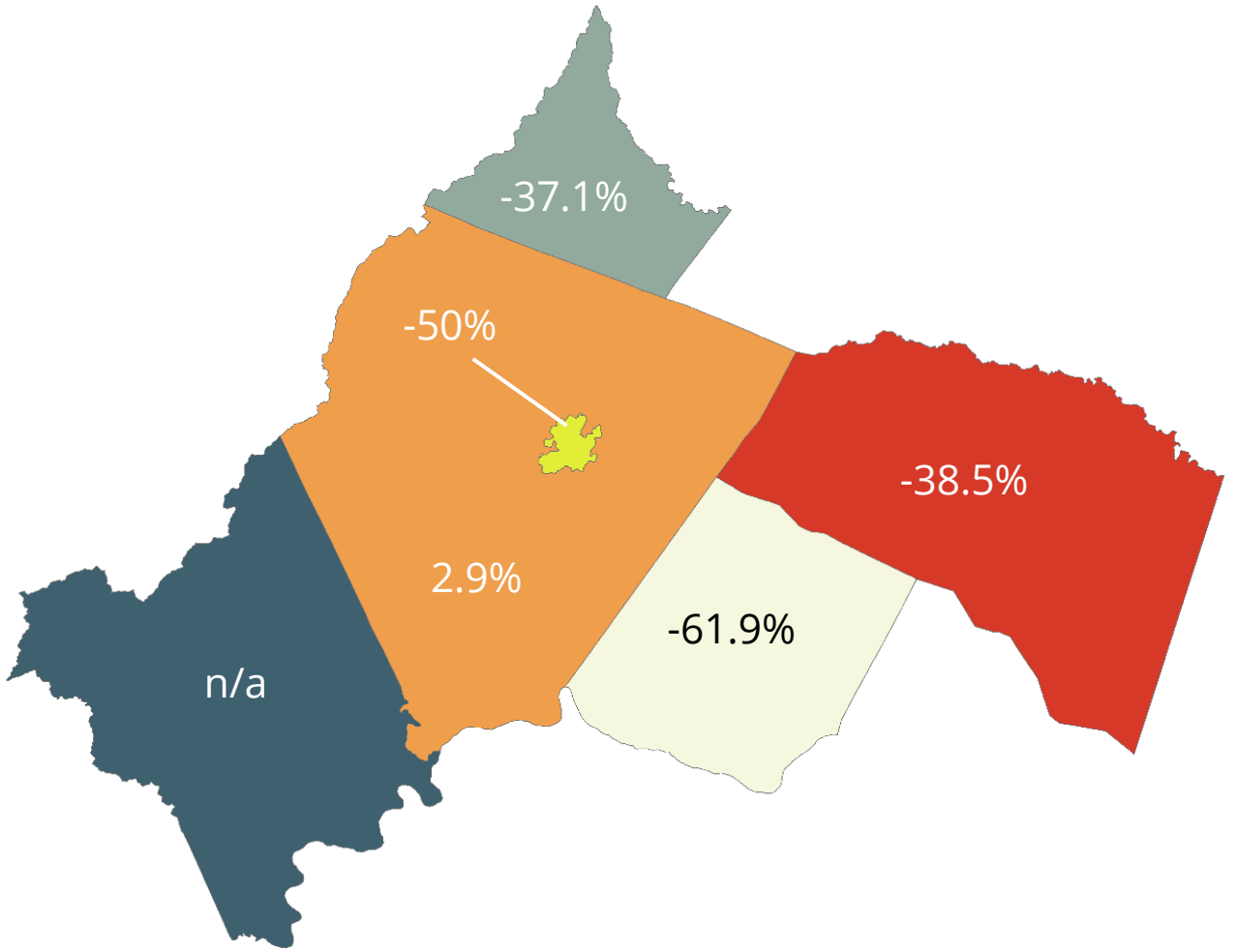
Active Listings

Total Inventory

Jurisdiction	Oct-25	Oct-26	% Chg
Albemarle County	429	607	41.5%
Charlottesville	109	129	18.3%
Fluvanna County	142	201	41.5%
Greene County	92	115	25.0%
Louisa County	297	331	11.4%
Nelson County	107	137	28.0%
CAAR	**1,176**	**1,520**	**29.3%**

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

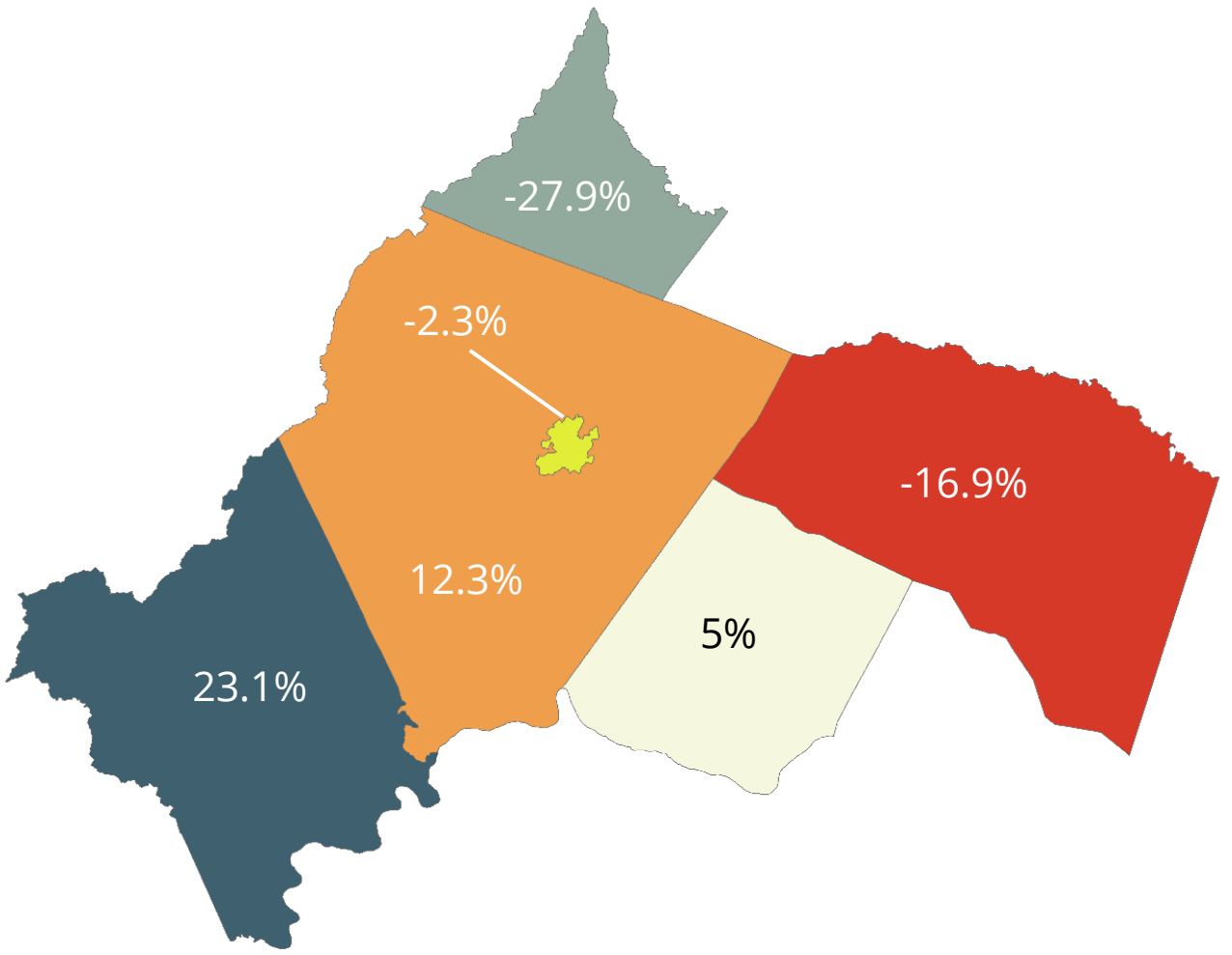
Active Listings: Proposed Listings



	Active Listings	Proposed Listings	
Jurisdiction	Oct-25	Oct-26	% Chg
Albemarle County	105	108	2.9%
Charlottesville	4	2	-50.0%
Fluvanna County	21	8	-61.9%
Greene County	35	22	-37.1%
Louisa County	26	16	-38.5%
Nelson County	0	8	n/a
CAAR	**191**	**164**	**-14.1%**

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

New Listings: Total Inventory (includes proposed listings)



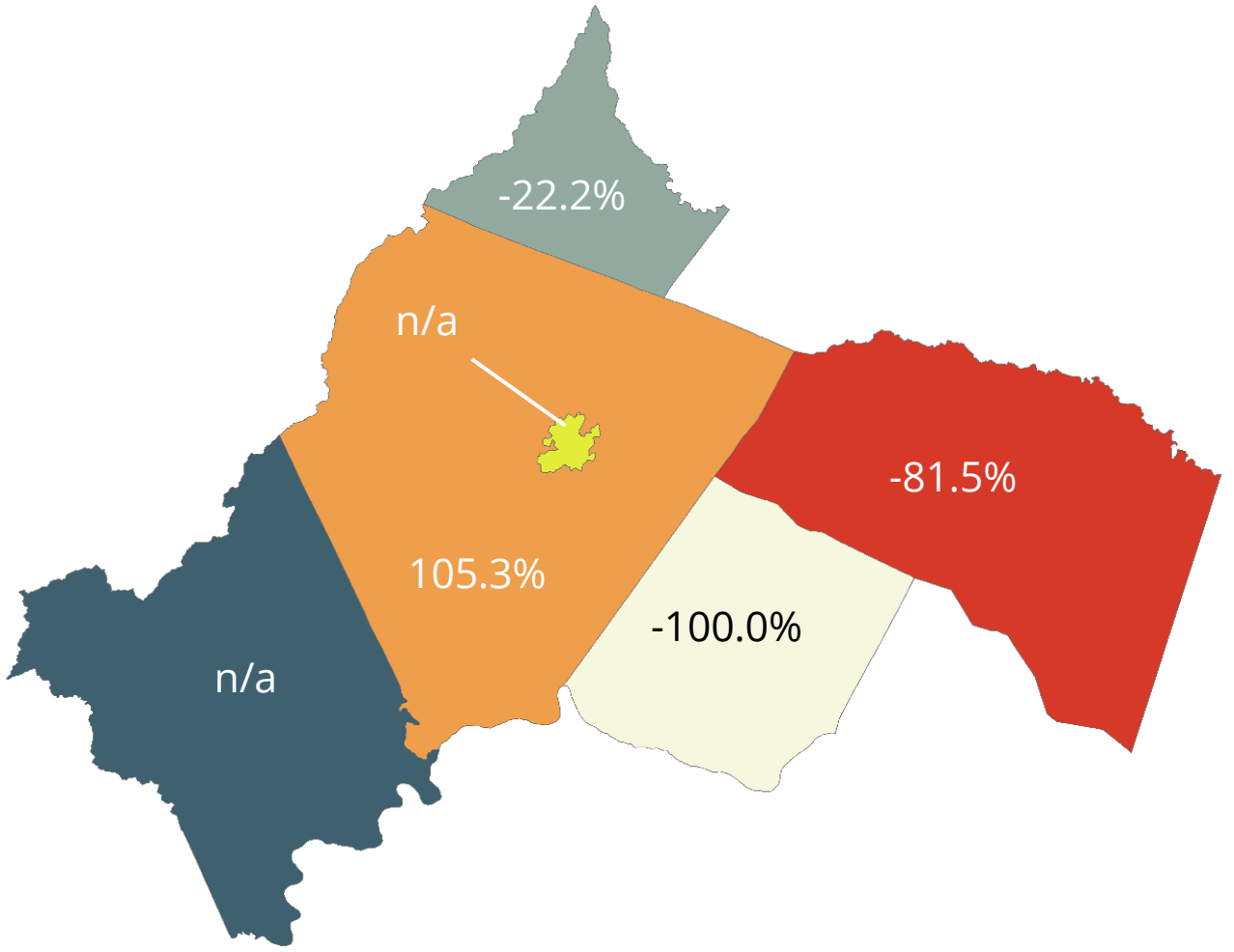
New Listings

Total Inventory

Jurisdiction	Oct-25	Oct-26	% Chg
Albemarle County	179	201	12.3%
Charlottesville	44	43	-2.3%
Fluvanna County	60	63	5.0%
Greene County	68	49	-27.9%
Louisa County	124	103	-16.9%
Nelson County	39	48	23.1%
CAAR	**514**	**507**	**-1.4%**

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

New Listings: Proposed Listings



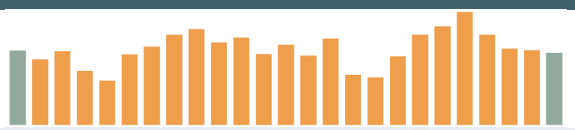
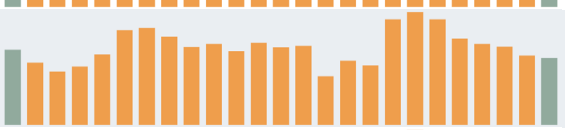
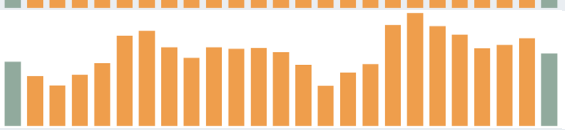
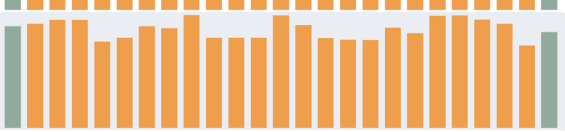
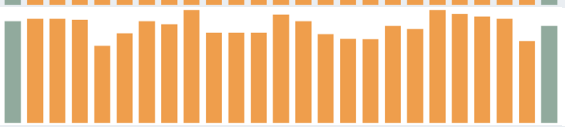
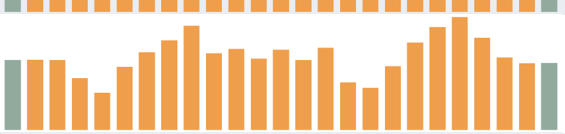
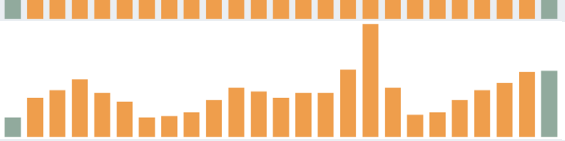
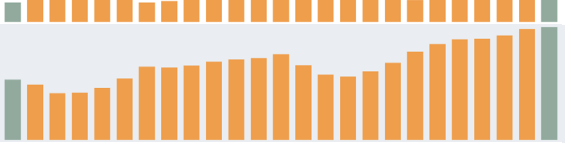
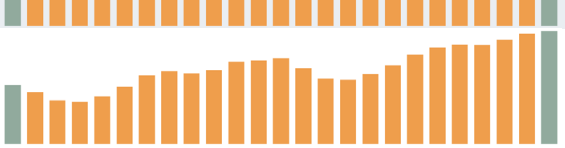
New Listings

Proposed Listings

Jurisdiction	Oct-25	Oct-26	% Chg
Albemarle County	19	39	105.3%
Charlottesville	0	1	n/a
Fluvanna County	3	0	-100.0%
Greene County	18	14	-22.2%
Louisa County	27	5	-81.5%
Nelson County	0	1	n/a
CAAR	**67**	**60**	**-10.4%**

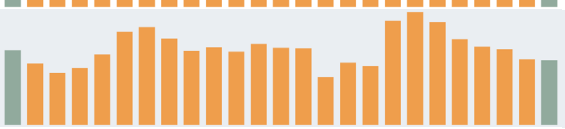
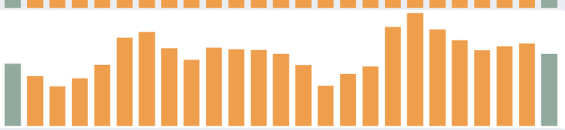
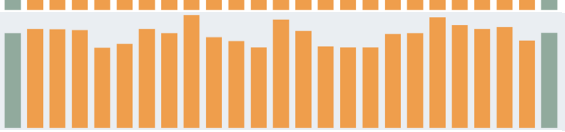
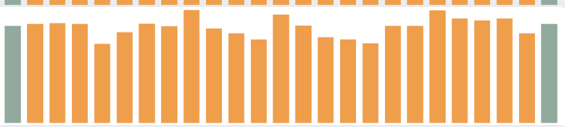
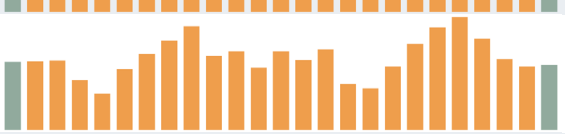
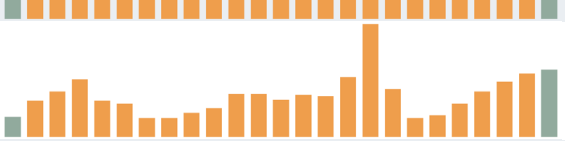
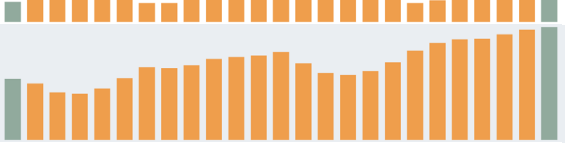
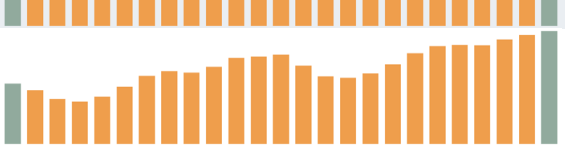
Source: Virginia REALTORS®, data accessed November 15, 2026

Total Market Overview

Key Metrics	2-year Trends (Oct-24 – Oct-26)	Oct-25	Oct-26	YoY Chg	2025 YTD	2026 YTD	YoY Chg
Sales		329	**296**	-10.0%	3,101	**3,212**	3.6%
Pending Sales		334	**289**	-13.5%	3,447	**3,572**	3.6%
New Listings		514	**507**	-1.4%	5,273	**5,863**	11.2%
Median List Price		$499,000	**$462,438**	-7.3%	$469,382	**$474,640**	1.1%
Median Sales Price		$490,000	**$464,906**	-5.1%	$465,000	**$470,000**	1.1%
Median Price Per Square Foot		$271	**$259**	-4.6%	$267	**$267**	0.0%
Sold Dollar Volume (in millions)		$204.1	**$170.7**	-16.4%	$1,863.4	**$1,921.6**	3.1%
Median Sold/Ask Price Ratio		100.0%	**99.2%**	-0.8%	100.0%	**100.0%**	0.0%
Median Days on Market		16	**27**	68.8%	13	**18**	38.5%
Active Listings		1,176	**1,520**	29.3%	n/a	**n/a**	n/a
Months of Supply		3.7	**4.7**	27.3%	n/a	**n/a**	n/a

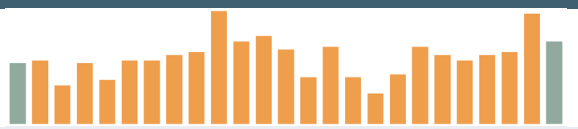
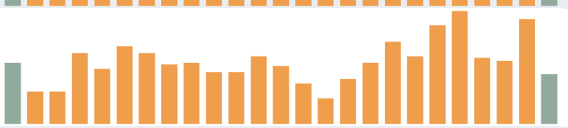
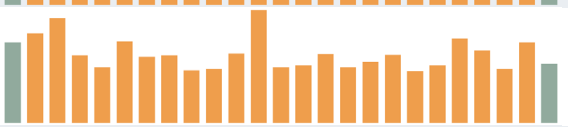
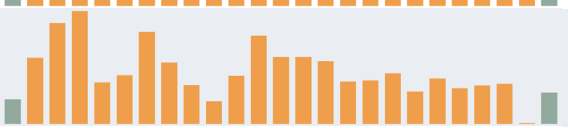
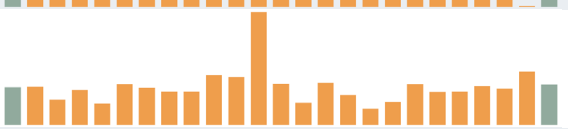
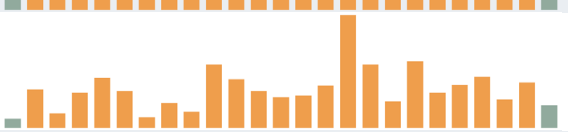
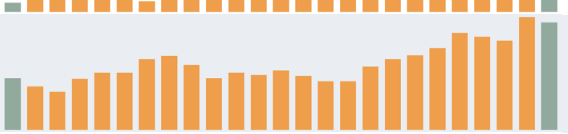
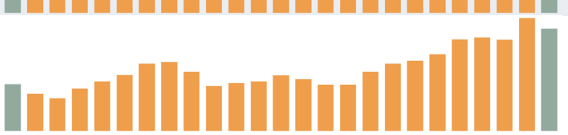
Source: Virginia REALTORS®, data accessed November 15, 2026

Single-Family Detached Market Overview

Key Metrics	2-year Trends (Oct-24 – Oct-26)	Oct-25	Oct-26	YoY Chg	2025 YTD	2026 YTD	YoY Chg
Sales		302	**266**	-11.9%	2,836	**2,969**	4.7%
Pending Sales		312	**262**	-16.0%	3,186	**3,281**	3.0%
New Listings		478	**476**	-0.4%	4,886	**5,397**	10.5%
Median List Price		$518,208	**$486,000**	-6.2%	$479,900	**$489,000**	1.9%
Median Sales Price		$510,000	**$487,008**	-4.5%	$477,781	**$485,000**	1.5%
Median Price Per Square Foot		$271	**$259**	-4.2%	$266	**$268**	0.9%
Sold Dollar Volume (in millions)		$194.1	**$160.9**	-17.1%	$1,753.4	**$1,837.8**	4.8%
Median Sold/Ask Price Ratio		100.0%	**99.5%**	-0.5%	100.0%	**100.0%**	0.0%
Median Days on Market		16	**28**	80.6%	12	**18**	50.0%
Active Listings		1,097	**1,378**	25.6%	n/a	**n/a**	n/a
Months of Supply		3.7	**4.6**	23.3%	n/a	**n/a**	n/a

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

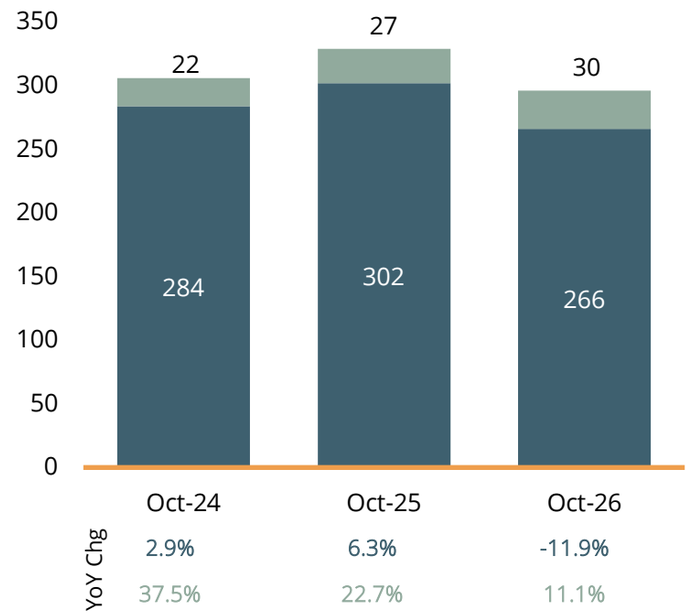
Townhome & Condo Market Overview

Key Metrics	2-year Trends (Oct-24 – Oct-26)	Oct-25	Oct-26	YoY Chg	2025 YTD	2026 YTD	YoY Chg
Sales		27	**30**	11.1%	265	**243**	-8.3%
Pending Sales		22	**27**	22.7%	261	**291**	11.5%
New Listings		36	**31**	-13.9%	387	**466**	20.4%
Median List Price		$285,000	**$282,000**	-1.1%	$299,500	**$305,000**	1.8%
Median Sales Price		$265,000	**$275,000**	3.8%	$293,288	**$300,000**	2.3%
Median Price Per Square Foot		$294	**$258**	-12.1%	$282	**$264**	-6.5%
Sold Dollar Volume (in millions)		$10.0	**$9.8**	-1.6%	$110.0	**$83.9**	-23.7%
Median Sold/Ask Price Ratio		97.9%	**97.7%**	-0.2%	98.8%	**98.4%**	-0.4%
Median Days on Market		20	**15**	-27.5%	20	**20**	0.0%
Active Listings		79	**142**	79.7%	n/a	**n/a**	n/a
Months of Supply		3.0	**5.6**	83.3%	n/a	**n/a**	n/a

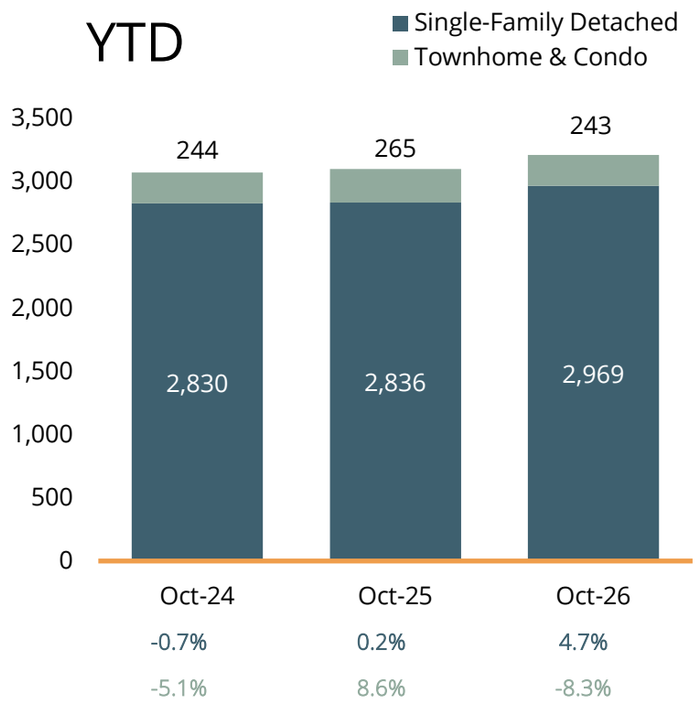
Source: Virginia REALTORS®, data accessed November 15, 2026

Sales

Oct

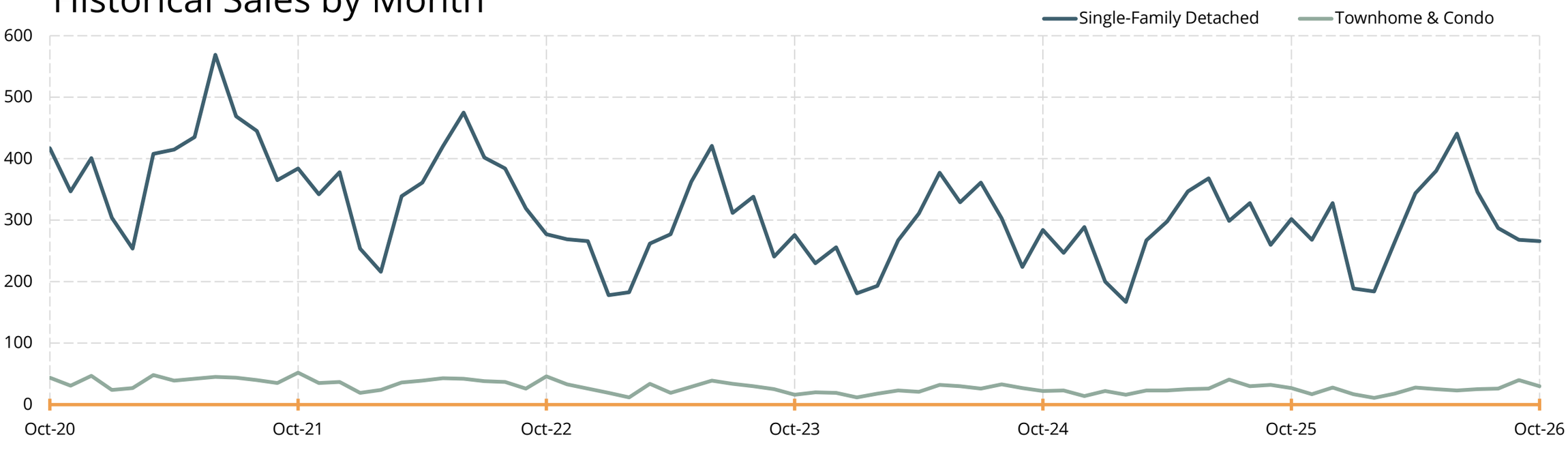


YTD



Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
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%
Jun-26	**441**	19.8%	**23**	-11.5%
Jul-26	**346**	15.7%	**25**	-39.0%
Aug-26	**287**	-12.5%	**26**	-13.3%
Sep-26	**268**	3.1%	**40**	25.0%
Oct-26	**266**	-11.9%	**30**	11.1%
12-month Avg	297	5.7%	24	-4.6%

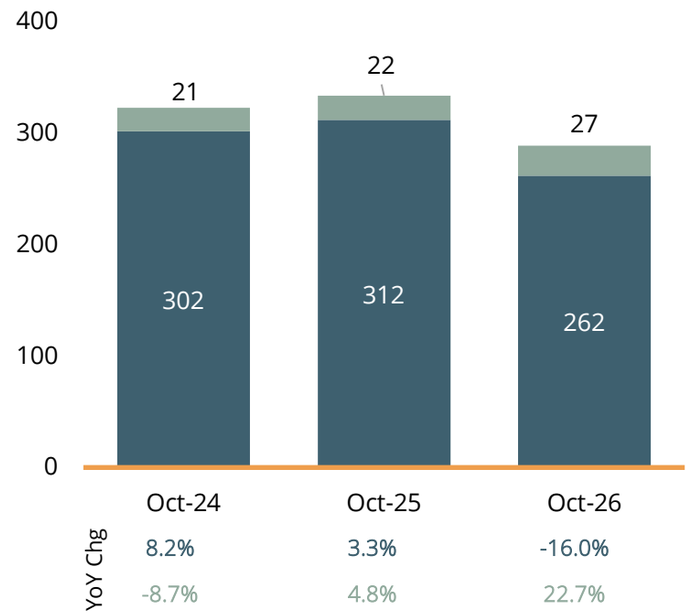
Historical Sales by Month



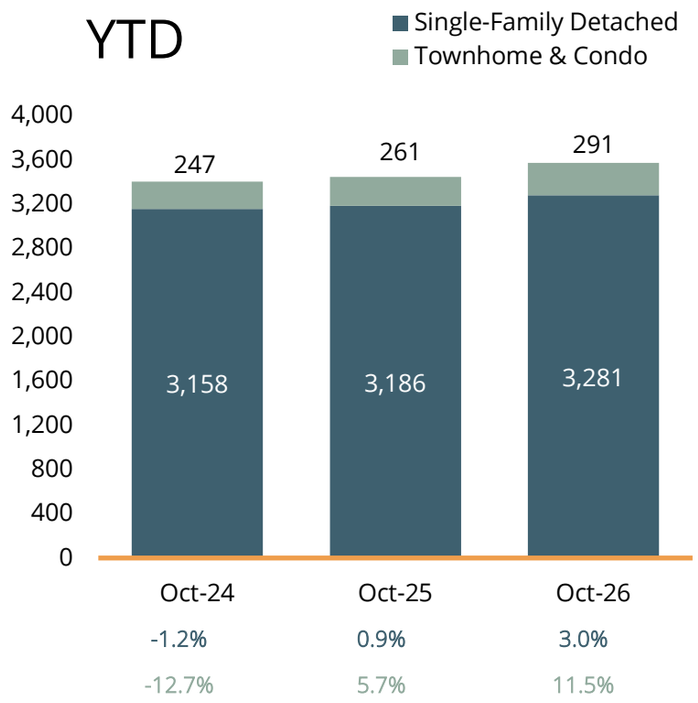
Source: Virginia REALTORS®, data accessed November 15, 2026

Pending Sales

Oct

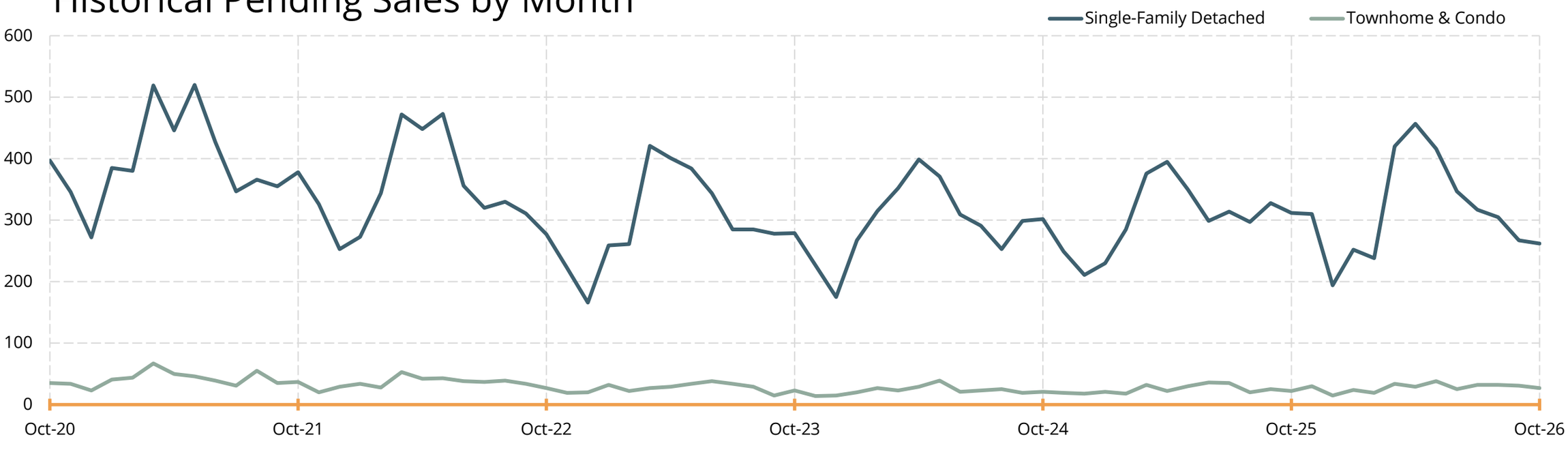


YTD



Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
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%
Jun-26	**347**	16.1%	**25**	-30.6%
Jul-26	**317**	1.0%	**32**	-8.6%
Aug-26	**305**	2.7%	**32**	60.0%
Sep-26	**267**	-18.6%	**31**	24.0%
Oct-26	**262**	-16.0%	**27**	22.7%
12-month Avg	315	3.8%	28	12.8%

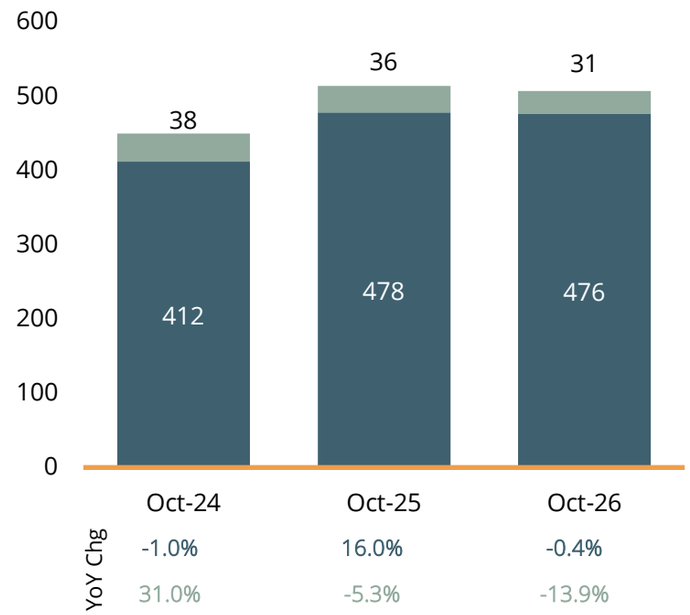
Historical Pending Sales by Month



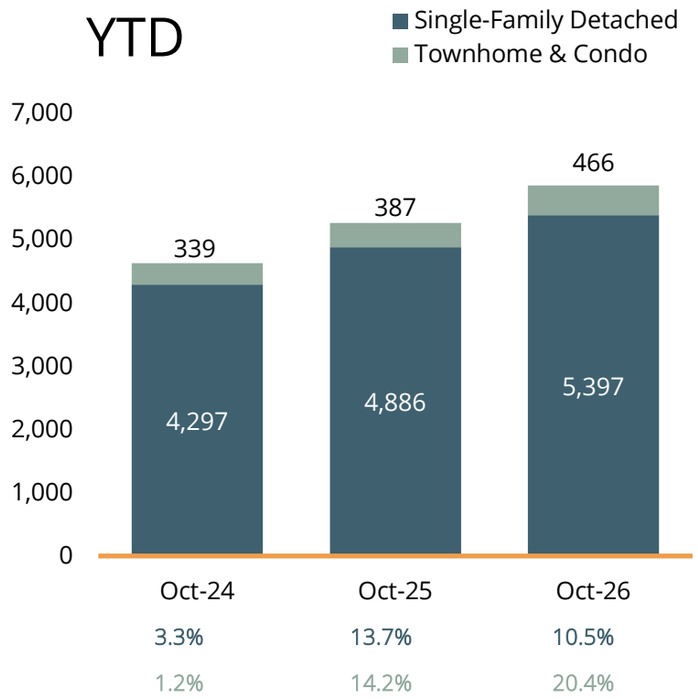
Source: Virginia REALTORS®, data accessed November 15, 2026

New Listings

Oct

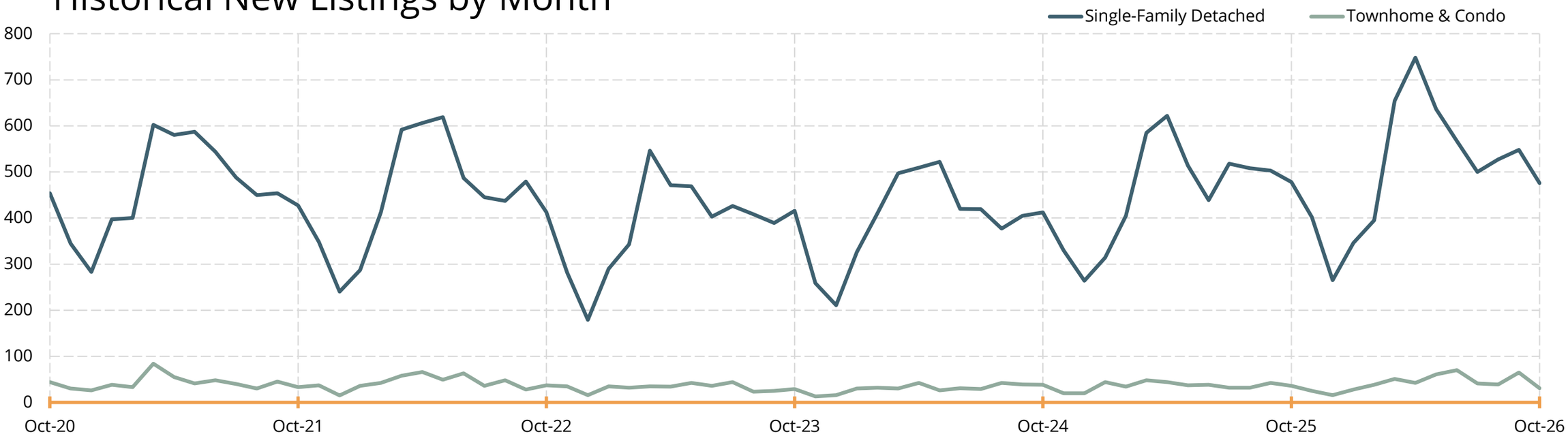


YTD



Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
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%
Jun-26	**567**	29.2%	**70**	84.2%
Jul-26	**500**	-3.5%	**41**	28.1%
Aug-26	**527**	3.7%	**39**	21.9%
Sep-26	**548**	8.9%	**65**	54.8%
Oct-26	**476**	-0.4%	**31**	-13.9%
12-month Avg	505	10.7%	42	18.7%

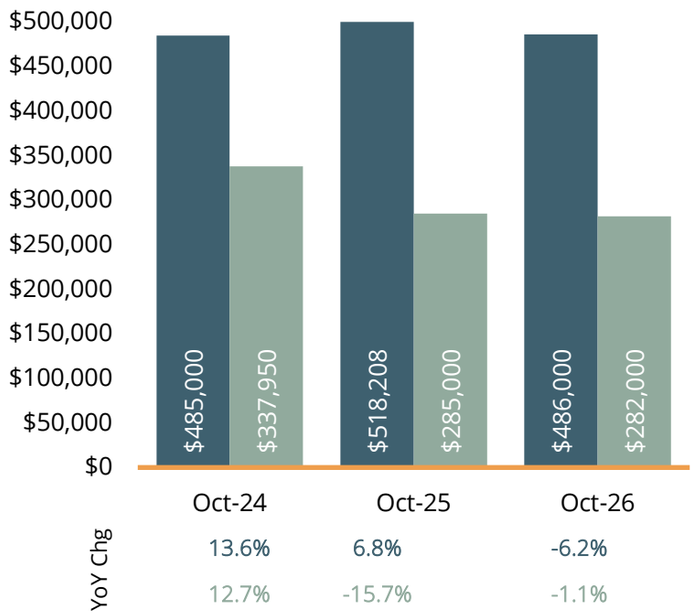
Historical New Listings by Month



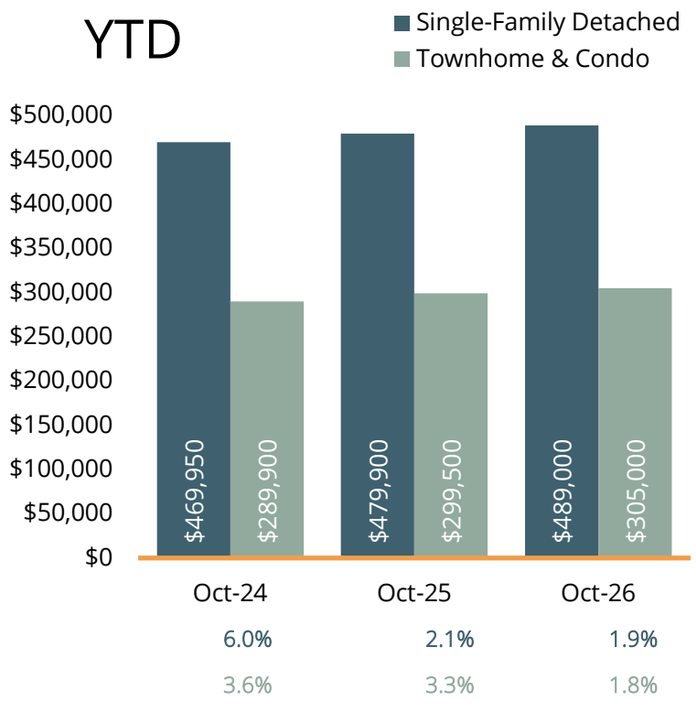
Source: Virginia REALTORS®, data accessed November 15, 2026

Median List Price

Oct

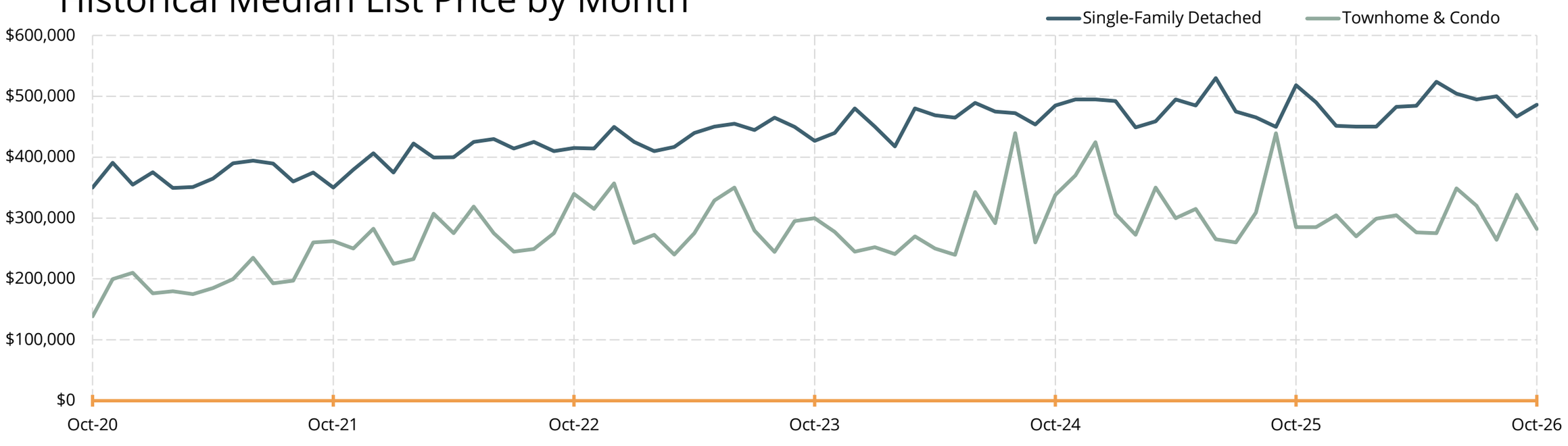


YTD



Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
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%
Jun-26	**$504,480**	-4.8%	**$349,000**	31.7%
Jul-26	**$495,000**	4.2%	**$320,000**	23.1%
Aug-26	**$499,950**	7.4%	**$264,250**	-14.5%
Sep-26	**$466,461**	3.7%	**$338,250**	-23.0%
Oct-26	**$486,000**	-6.2%	**$282,000**	-1.1%
12-month Avg	$481,984	-0.4%	$297,346	-8.4%

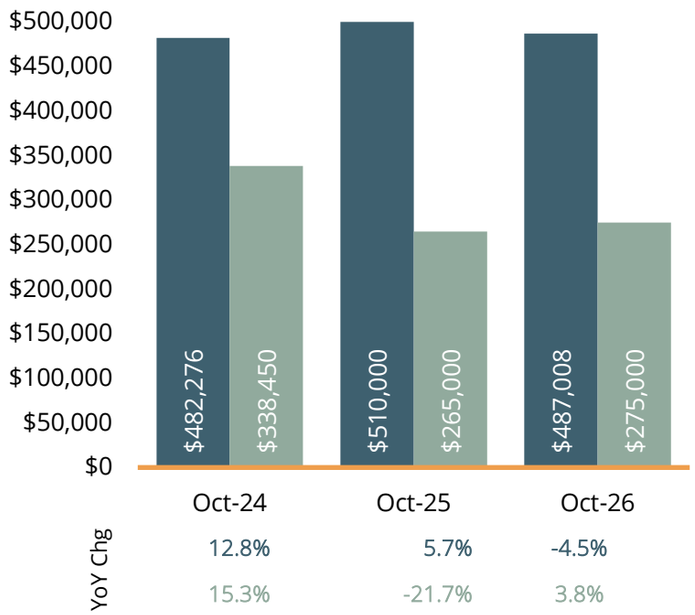
Historical Median List Price by Month



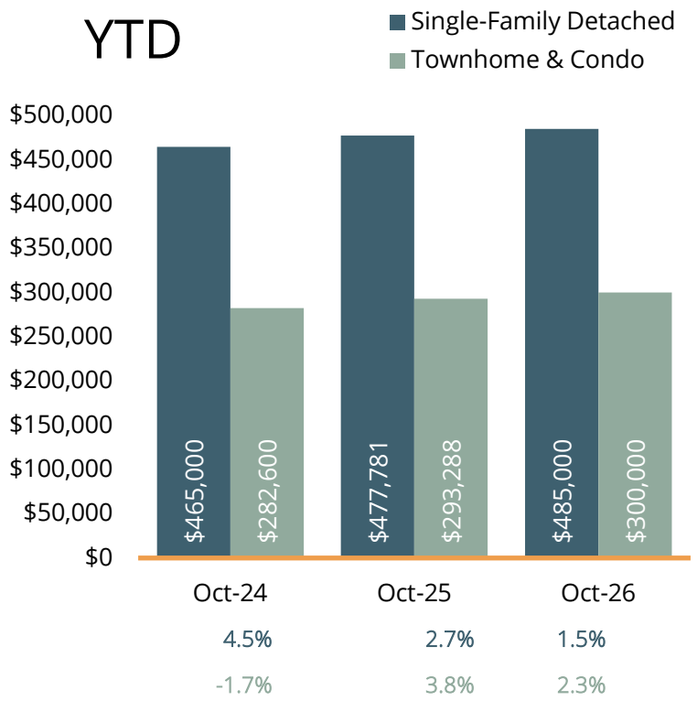
Source: Virginia REALTORS®, data accessed November 15, 2026

Median Sales Price

Oct

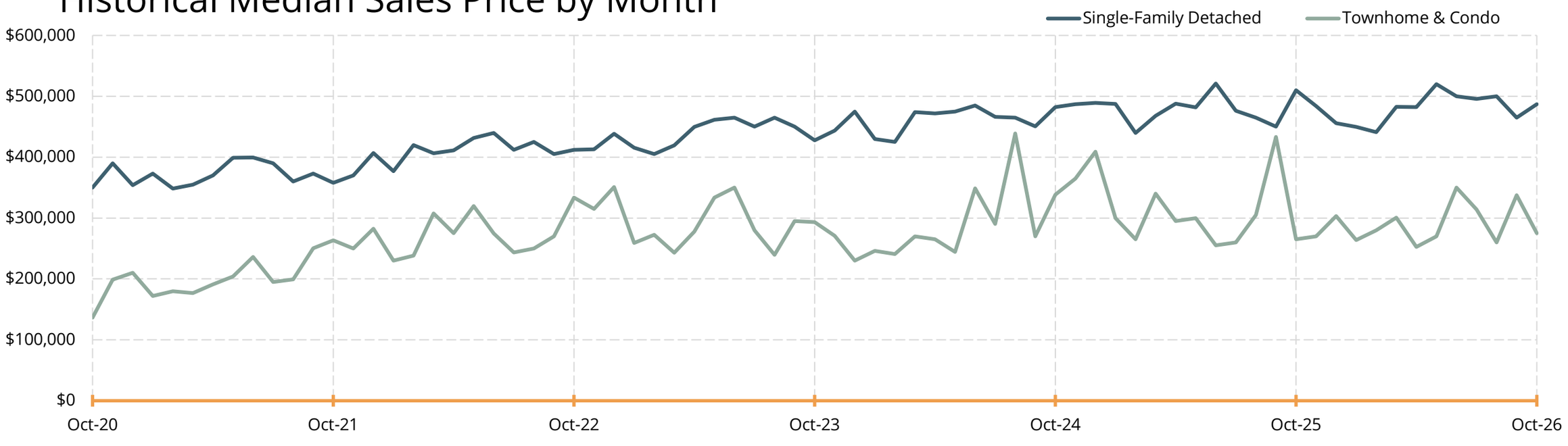


YTD



Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
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%
Jun-26	**$500,000**	-4.0%	**$350,000**	37.3%
Jul-26	**$495,630**	4.1%	**$314,000**	20.8%
Aug-26	**$500,000**	7.5%	**$260,000**	-14.8%
Sep-26	**$464,733**	3.3%	**$337,500**	-22.1%
Oct-26	**$487,008**	-4.5%	**$275,000**	3.8%
12-month Avg	$480,224	0.0%	$289,771	-8.3%

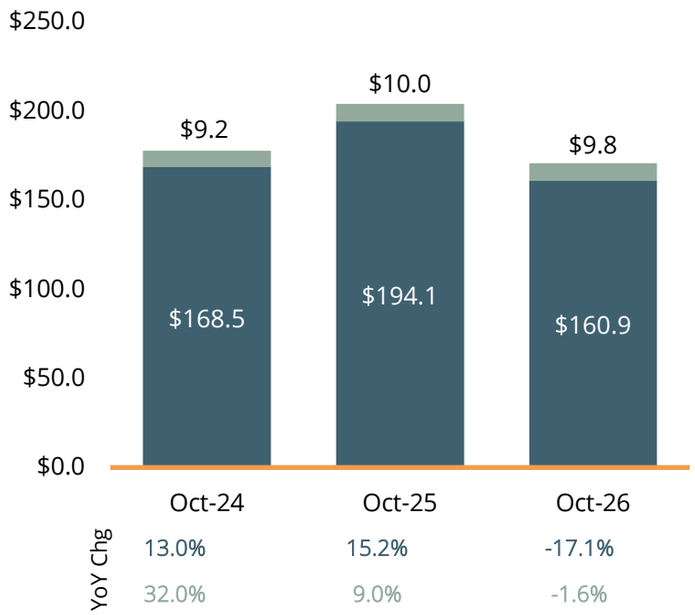
Historical Median Sales Price by Month



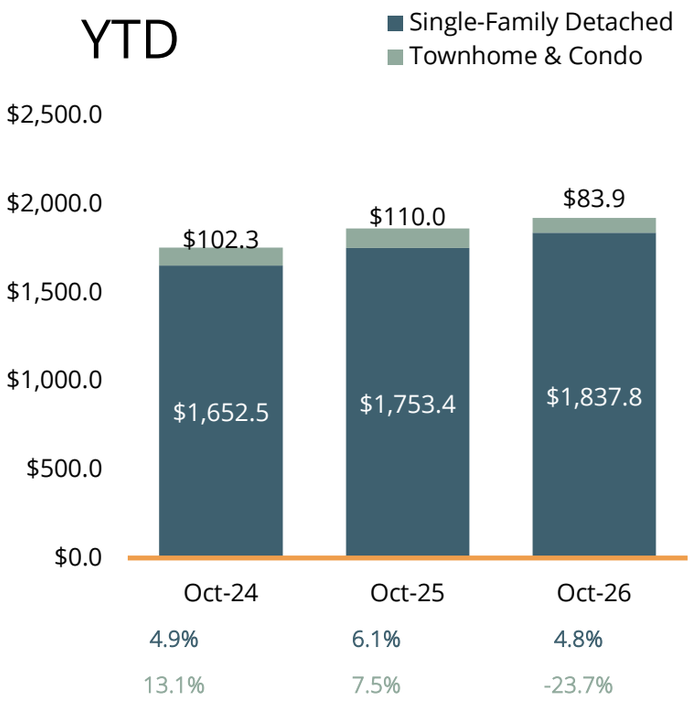
Source: Virginia REALTORS®, data accessed November 15, 2026

Sold Dollar Volume (in millions)

Oct

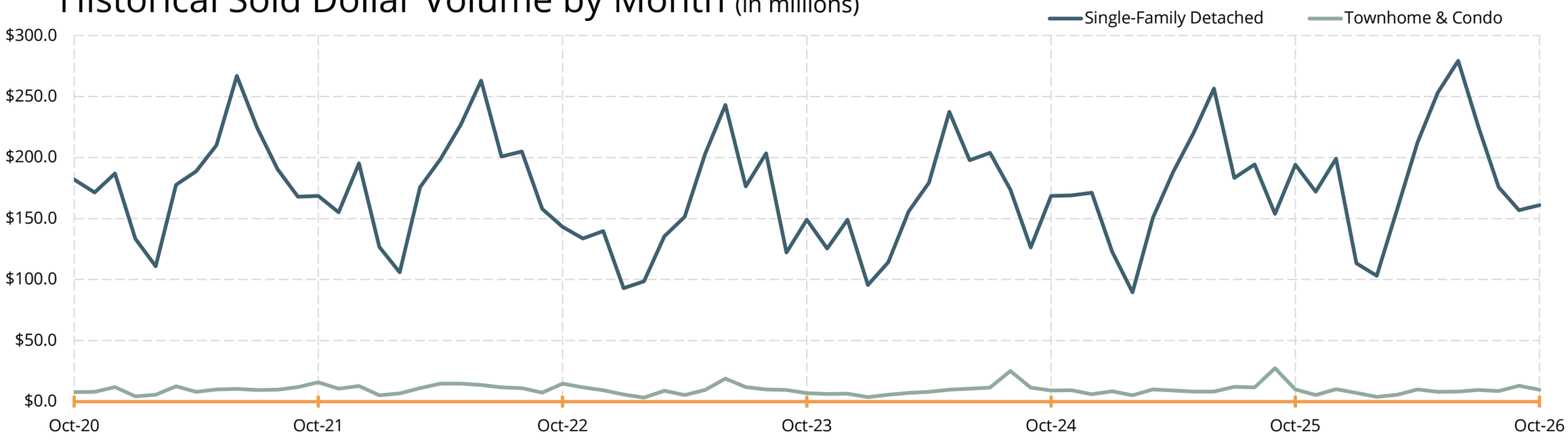


YTD



Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
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%
Jun-26	**$279.3**	8.9%	**$8.1**	-0.1%
Jul-26	**$225.6**	23.1%	**$9.5**	-21.8%
Aug-26	**$175.8**	-9.5%	**$8.8**	-24.6%
Sep-26	**$156.8**	1.9%	**$12.9**	-52.8%
Oct-26	**$160.9**	-17.1%	**$9.8**	-1.6%
12-month Avg	$184.1	5.5%	$8.3	-20.7%

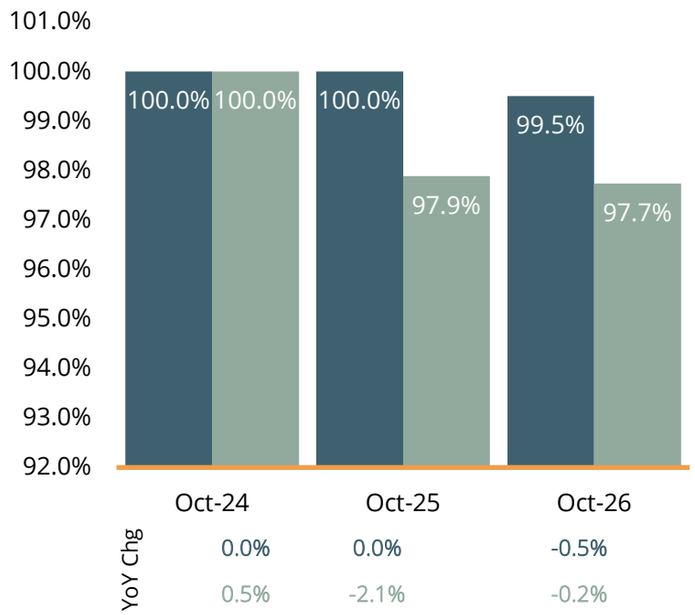
Historical Sold Dollar Volume by Month (in millions)



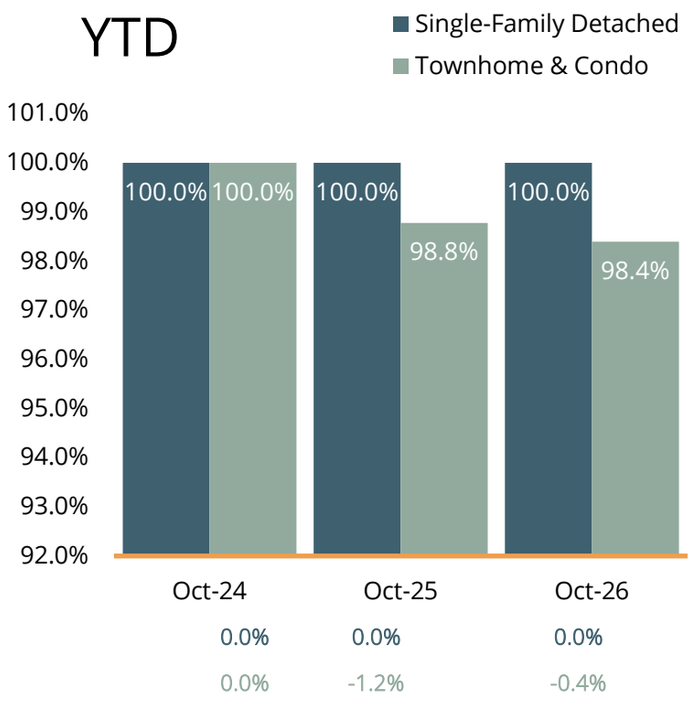
Source: Virginia REALTORS®, data accessed November 15, 2026

Median Sold to Ask Price Ratio

Oct

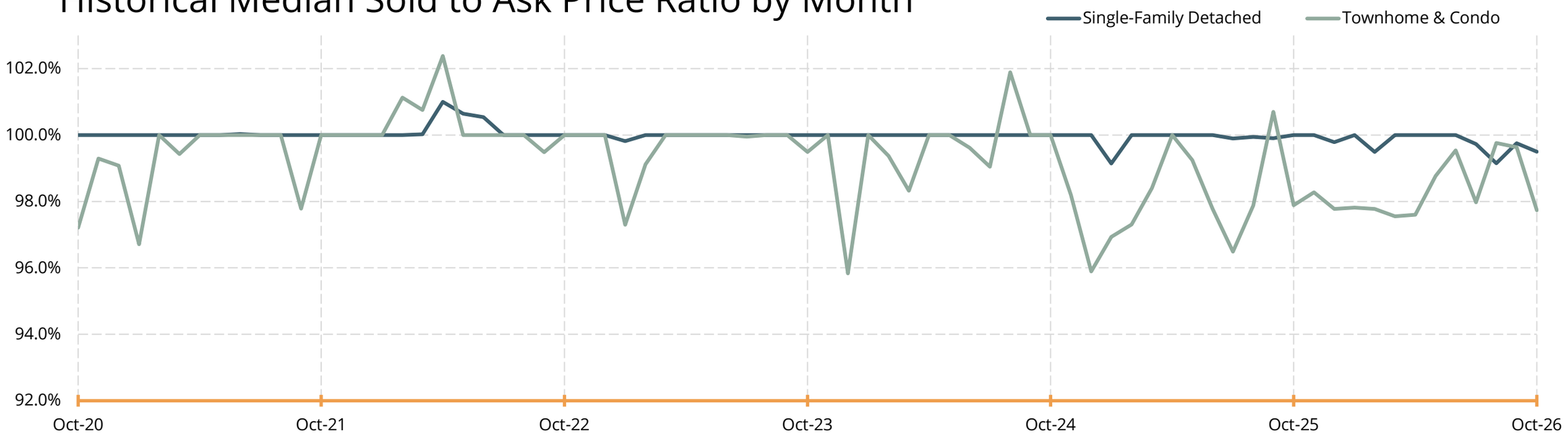


YTD



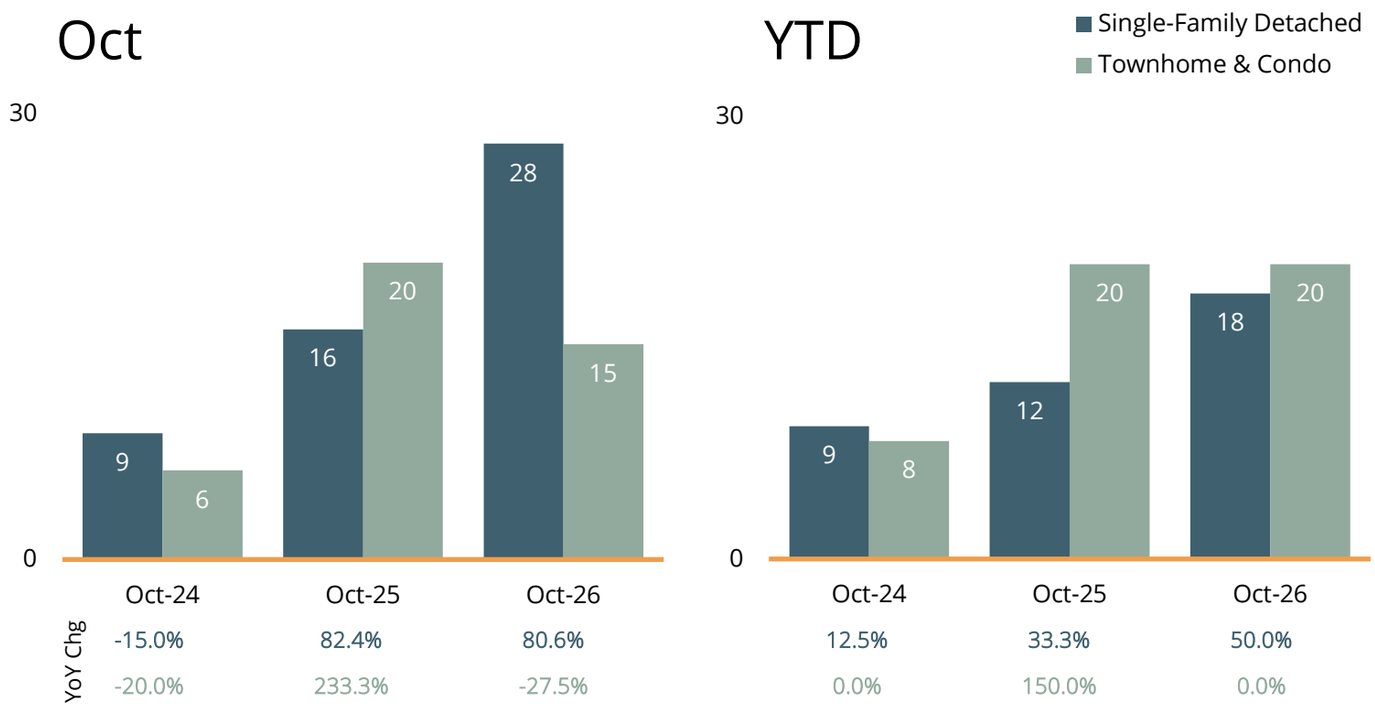
Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Nov-25	**100.0%**	0.0%	**98.3%**	0.1%
Dec-25	**99.8%**	-0.2%	**97.8%**	2.0%
Jan-26	**100.0%**	0.9%	**97.8%**	0.9%
Feb-26	**99.5%**	-0.5%	**97.8%**	0.5%
Mar-26	**100.0%**	0.0%	**97.6%**	-0.9%
Apr-26	**100.0%**	0.0%	**97.6%**	-2.4%
May-26	**100.0%**	0.0%	**98.8%**	-0.5%
Jun-26	**100.0%**	0.0%	**99.5%**	1.8%
Jul-26	**99.7%**	-0.2%	**98.0%**	1.5%
Aug-26	**99.1%**	-0.8%	**99.8%**	1.9%
Sep-26	**99.8%**	-0.1%	**99.6%**	-1.1%
Oct-26	**99.5%**	-0.5%	**97.7%**	-0.2%
12-month Avg	99.8%	-0.1%	98.4%	0.3%

Historical Median Sold to Ask Price Ratio by Month



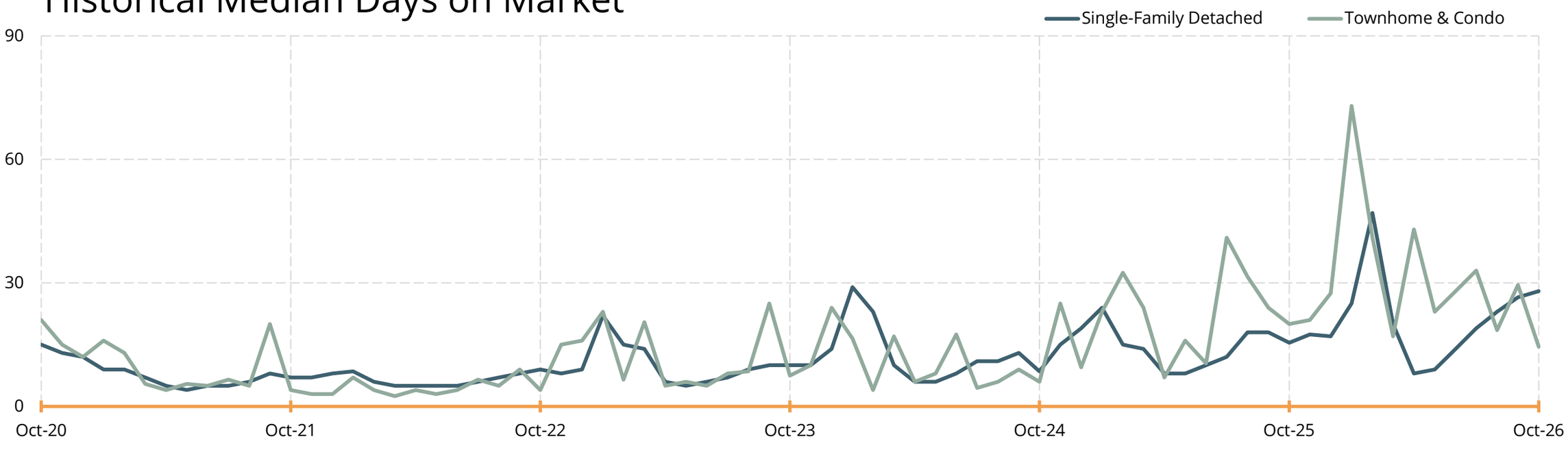
Source: Virginia REALTORS®, data accessed November 15, 2026

Median Days on Market



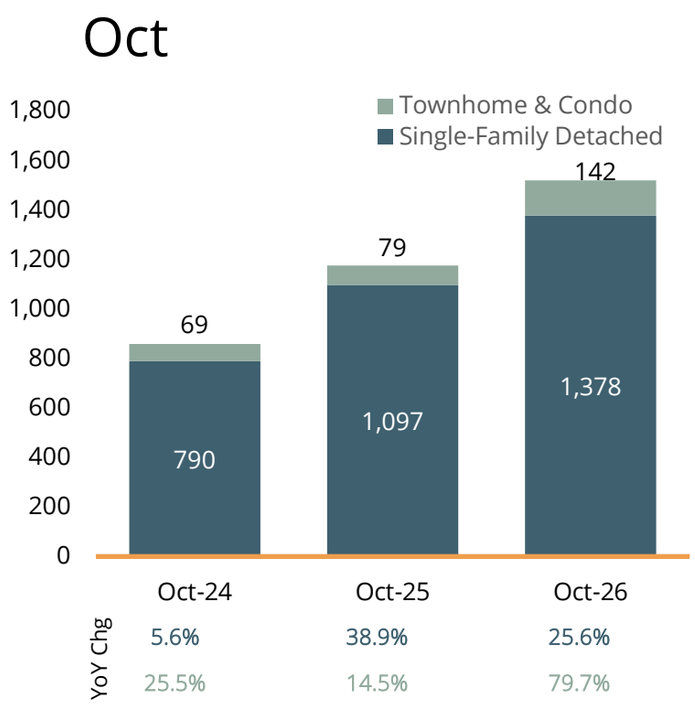
Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Nov-25	**18**	16.7%	**21**	-16.0%
Dec-25	**17**	-10.5%	**28**	189.5%
Jan-26	**25**	4.2%	**73**	217.4%
Feb-26	**47**	213.3%	**41**	26.2%
Mar-26	**20**	42.9%	**17**	-29.2%
Apr-26	**8**	0.0%	**43**	514.3%
May-26	**9**	12.5%	**23**	43.8%
Jun-26	**14**	40.0%	**28**	166.7%
Jul-26	**19**	58.3%	**33**	-19.5%
Aug-26	**23**	27.8%	**19**	-41.3%
Sep-26	**27**	47.2%	**30**	22.9%
Oct-26	**28**	80.6%	**15**	-27.5%
12-month Avg	21	43.9%	31	39.8%

Historical Median Days on Market



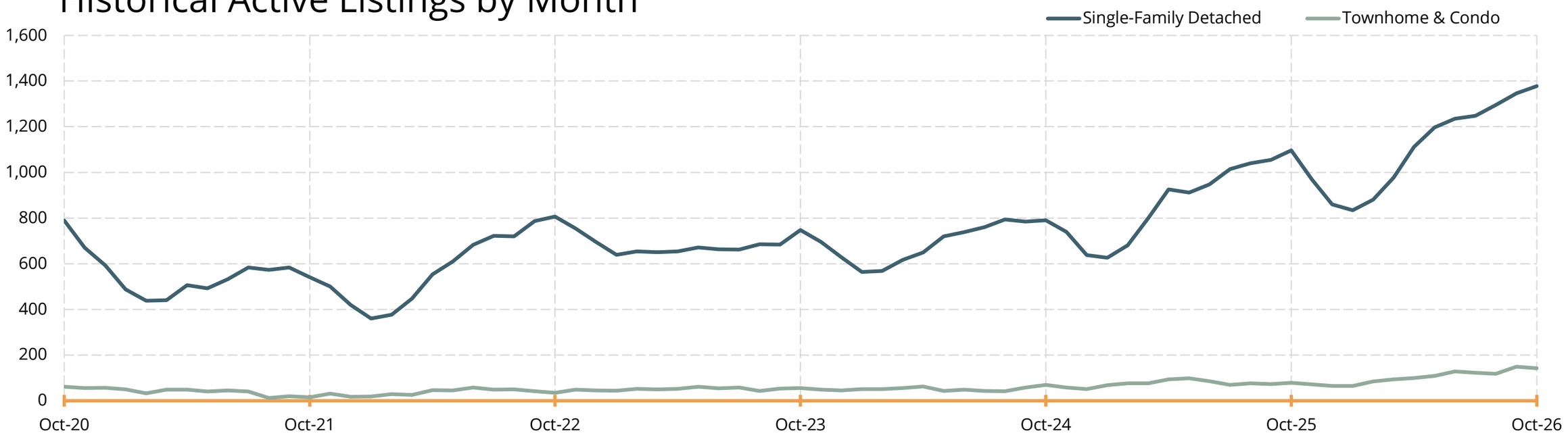
Source: Virginia REALTORS®, data accessed November 15, 2026

Active Listings



Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
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%
Jun-26	**1,235**	30.3%	**128**	48.8%
Jul-26	**1,248**	23.0%	**123**	78.3%
Aug-26	**1,295**	24.5%	**118**	55.3%
Sep-26	**1,346**	27.6%	**149**	104.1%
Oct-26	**1,378**	25.6%	**142**	79.7%
12-month Avg	1,111	27.3%	104	37.9%

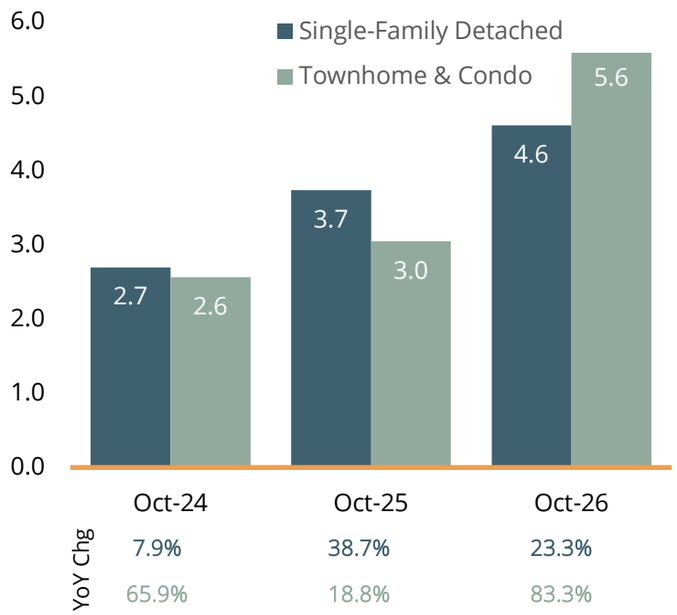
Historical Active Listings by Month



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

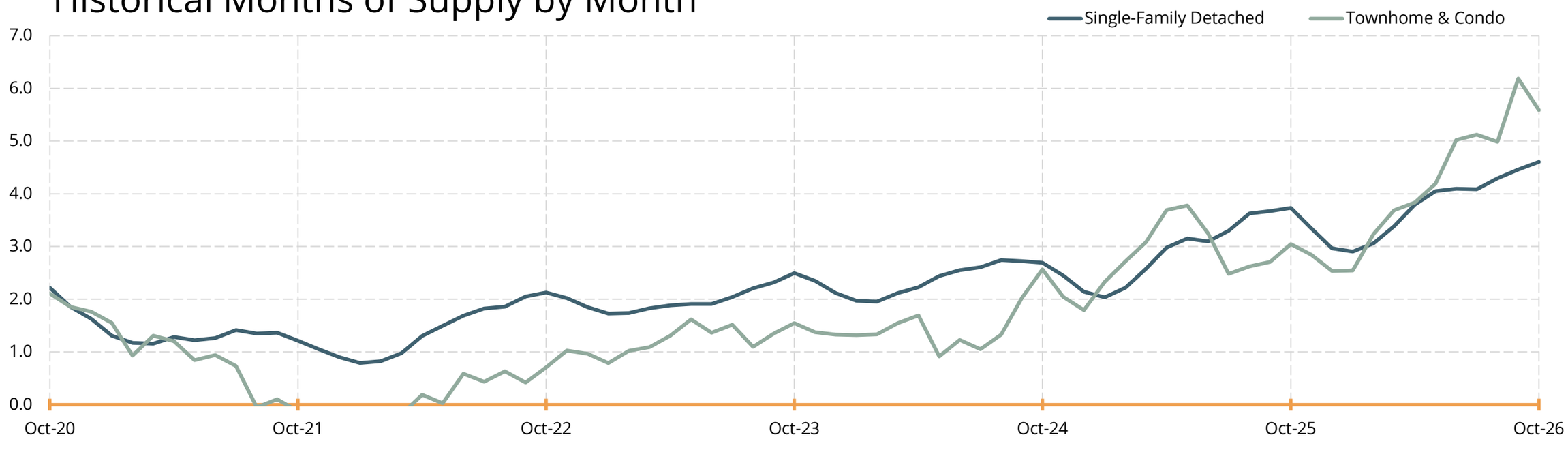
Months of Supply

Oct



Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Nov-25	**3.3**	36.4%	**2.8**	38.9%
Dec-25	**3.0**	38.5%	**2.5**	41.4%
Jan-26	**2.9**	42.6%	**2.5**	9.3%
Feb-26	**3.1**	37.9%	**3.2**	19.3%
Mar-26	**3.4**	31.4%	**3.7**	19.6%
Apr-26	**3.8**	27.3%	**3.8**	3.8%
May-26	**4.1**	28.5%	**4.2**	10.9%
Jun-26	**4.1**	32.4%	**5.0**	54.4%
Jul-26	**4.1**	23.8%	**5.1**	106.8%
Aug-26	**4.3**	18.5%	**5.0**	90.1%
Sep-26	**4.5**	21.4%	**6.2**	128.3%
Oct-26	**4.6**	23.3%	**5.6**	83.3%
12-month Avg	3.8	28.7%	4.1	48.4%

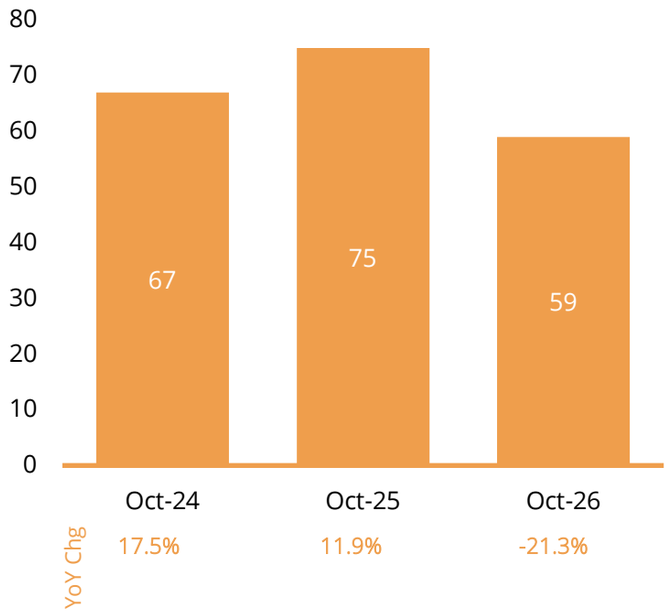
Historical Months of Supply by Month



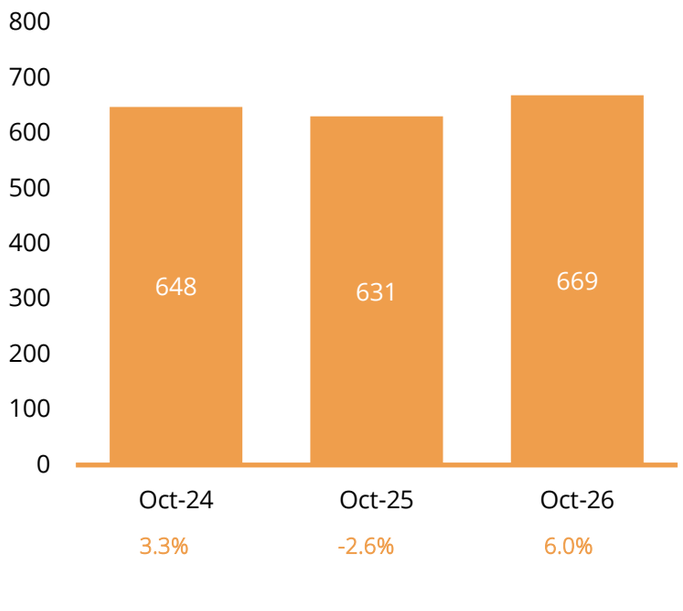
Source: Virginia REALTORS®, data accessed November 15, 2026

New Construction Sales

Oct

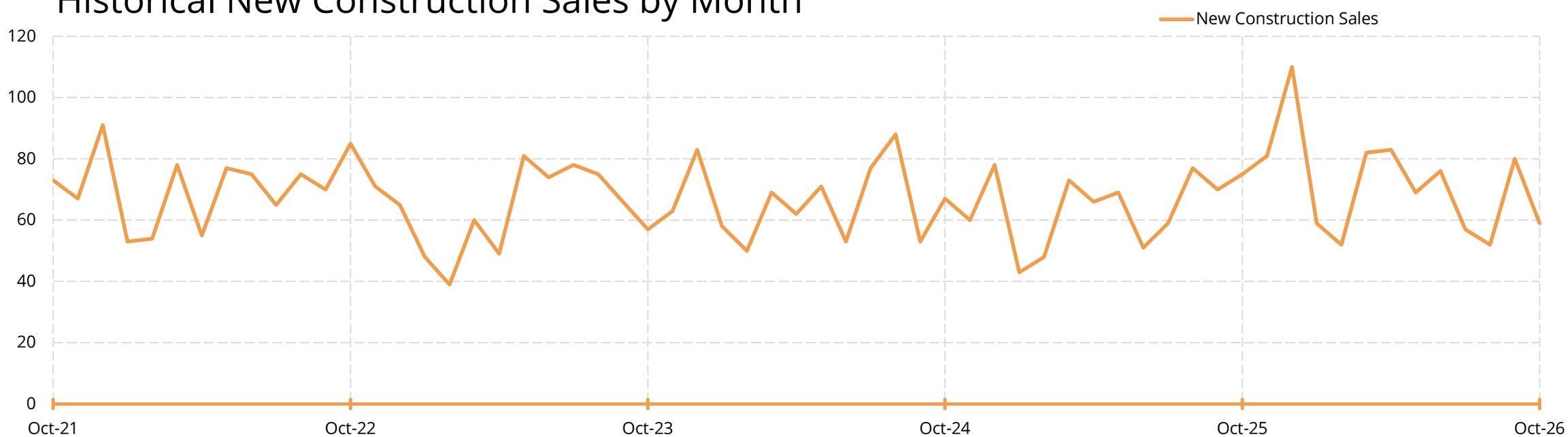


YTD



Month	New Construction Sales	YoY Chg
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%
Jun-26	**76**	49.0%
Jul-26	**57**	-3.4%
Aug-26	**52**	-32.5%
Sep-26	**80**	14.3%
Oct-26	**59**	-21.3%
12-month Avg	72	11.8%

Historical New Construction Sales by Month



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

Area Overview - Total Market

	New Listings			Sales			Median Sales Price			Active Listings			Months Supply		
Geography	Oct-25	Oct-26	% chg	Oct-25	Oct-26	% chg	Oct-25	Oct-26	% chg	Oct-25	Oct-26	% chg	Oct-25	Oct-26	% chg
Albemarle County	179	**201**	12.3%	134	**121**	-9.7%	$558,750	**$525,000**	-6.0%	429	**607**	41.5%	3.3	**4.8**	46.7%
Charlottesville	44	**43**	-2.3%	37	**23**	-37.8%	$590,000	**$550,000**	-6.8%	109	**129**	18.3%	3.2	**3.7**	15.3%
Fluvanna County	60	**63**	5.0%	33	**27**	-18.2%	$379,089	**$345,000**	-9.0%	142	**201**	41.5%	3.8	**5.4**	39.6%
Greene County	68	**49**	-27.9%	31	**32**	3.2%	$415,000	**$403,213**	-2.8%	92	**115**	25.0%	3.2	**3.7**	14.3%
Louisa County	124	**103**	-16.9%	69	**56**	-18.8%	$455,000	**$412,500**	-9.3%	297	**331**	11.4%	4.7	**4.8**	2.8%
Nelson County	39	**48**	23.1%	25	**37**	48.0%	$410,000	**$384,900**	-6.1%	107	**137**	28.0%	4.1	**5.2**	27.3%

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

Area Overview - Total Market YTD

	New Listings YTD			Sales YTD			Median Sales Price YTD			Active Listings YTD		
Geography	Oct-25	Oct-26	% chg	Oct-25	Oct-26	% chg	Oct-25	Oct-26	% chg	Oct-25	Oct-26	% chg
Albemarle County	1,986	**2,387**	20.2%	1,258	**1,250**	-0.6%	$550,000	**$560,000**	1.8%	429	**607**	41.5%
Charlottesville	562	**549**	-2.3%	344	**367**	6.7%	$496,750	**$500,000**	0.7%	109	**129**	18.3%
Fluvanna County	527	**630**	19.5%	359	**367**	2.2%	$376,200	**$370,000**	-1.6%	142	**201**	41.5%
Greene County	635	**566**	-10.9%	276	**291**	5.4%	$425,000	**$405,000**	-4.7%	92	**115**	25.0%
Louisa County	1,178	**1,305**	10.8%	615	**681**	10.7%	$410,000	**$454,376**	10.8%	297	**331**	11.4%
Nelson County	385	**426**	10.6%	249	**256**	2.8%	$420,000	**$425,000**	1.2%	107	**137**	28.0%

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

Area Overview - Single Family Detached Market

	New Listings			Sales			Median Sales Price			Active Listings			Months Supply		
Geography	Oct-25	Oct-26	% chg	Oct-25	Oct-26	% chg	Oct-25	Oct-26	% chg	Oct-25	Oct-26	% chg	Oct-25	Oct-26	% chg
Albemarle County	170	**189**	11.2%	125	**107**	-14.4%	$575,000	**$612,000**	6.4%	407	**524**	28.7%	3.4	**4.5**	31.3%
Charlottesville	32	**40**	25.0%	33	**22**	-33.3%	$601,000	**$560,000**	-6.8%	83	**108**	30.1%	2.9	**3.7**	29.7%
Fluvanna County	60	**63**	5.0%	33	**27**	-18.2%	$379,089	**$345,000**	-9.0%	142	**201**	41.5%	3.9	**5.4**	38.5%
Greene County	68	**49**	-27.9%	31	**32**	3.2%	$415,000	**$403,213**	-2.8%	92	**115**	25.0%	3.2	**3.7**	14.3%
Louisa County	124	**100**	-19.4%	69	**55**	-20.3%	$455,000	**$410,000**	-9.9%	297	**327**	10.1%	4.7	**4.9**	3.1%
Nelson County	24	**35**	45.8%	11	**23**	109.1%	$525,000	**$495,000**	-5.7%	76	**103**	35.5%	4.2	**5.6**	34.3%

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

Area Overview - Single Family Detached Market YTD

	New Listings YTD			Sales YTD			Median Sales Price YTD			Active Listings YTD		
Geography	Oct-25	Oct-26	% chg	Oct-25	Oct-26	% chg	Oct-25	Oct-26	% chg	Oct-25	Oct-26	% chg
Albemarle County	1,820	**2,125**	16.8%	1,131	**1,148**	1.5%	$570,000	**$590,000**	3.5%	407	**524**	28.7%
Charlottesville	470	**462**	-1.7%	291	**306**	5.2%	$525,000	**$525,000**	0.0%	83	**108**	30.1%
Fluvanna County	526	**629**	19.6%	358	**366**	2.2%	$377,145	**$370,000**	-1.9%	142	**201**	41.5%
Greene County	635	**566**	-10.9%	276	**291**	5.4%	$425,000	**$405,000**	-4.7%	92	**115**	25.0%
Louisa County	1,174	**1,292**	10.1%	610	**674**	10.5%	$410,000	**$449,950**	9.7%	297	**327**	10.1%
Nelson County	261	**323**	23.8%	170	**184**	8.2%	$490,000	**$515,000**	5.1%	76	**103**	35.5%

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

Area Overview - Townhome & Condo Market

	New Listings			Sales			Median Sales Price			Active Listings			Months Supply		
Geography	Oct-25	Oct-26	% chg	Oct-25	Oct-26	% chg	Oct-25	Oct-26	% chg	Oct-25	Oct-26	% chg	Oct-25	Oct-26	% chg
Albemarle County	9	**12**	33.3%	9	**14**	55.6%	$259,000	**$310,920**	20.0%	22	**83**	277%	1.9	**8.6**	354%
Charlottesville	12	**3**	-75.0%	4	**1**	-75.0%	$387,500	**$337,500**	-12.9%	26	**21**	-19.2%	5.0	**3.5**	-30.4%
Fluvanna County	0	**0**	n/a	0	**0**	n/a	$0	**$0**	n/a	0	**0**	n/a	-6.0	**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	0	**3**	n/a	0	**1**	n/a	$0	**$617,500**	n/a	0	**4**	n/a	0.0	**2.4**	n/a
Nelson County	15	**13**	-13.3%	14	**14**	0.0%	$277,450	**$253,500**	-8.6%	31	**34**	9.7%	3.9	**4.3**	9.6%

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

Area Overview - Townhome & Condo Market YTD

	New Listings YTD			Sales YTD			Median Sales Price YTD			Active Listings YTD		
Geography	Oct-25	Oct-26	% chg	Oct-25	Oct-26	% chg	Oct-25	Oct-26	% chg	Oct-25	Oct-26	% chg
Albemarle County	166	**262**	57.8%	127	**102**	-19.7%	$294,500	**$270,000**	-8.3%	22	**83**	277.3%
Charlottesville	92	**87**	-5.4%	53	**61**	15.1%	$314,000	**$344,500**	9.7%	26	**21**	-19.2%
Fluvanna County	1	**1**	0.0%	1	**1**	0.0%	$293,288	**$367,500**	25.3%	0	**0**	n/a
Greene County	0	**0**	n/a	0	**0**	n/a	$0	**$0**	n/a	0	**0**	n/a
Louisa County	4	**13**	225.0%	5	**7**	40.0%	$610,000	**$950,000**	55.7%	0	**4**	n/a
Nelson County	124	**103**	-16.9%	79	**72**	-8.9%	$260,000	**$255,000**	-1.9%	31	**34**	9.7%

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

Virginia REALTORS®

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.