

FEBRUARY
2024

CAAR CHARLOTTESVILLE AREA MARKET INDICATORS REPORT

CUSTOM REPORT PREPARED BY
VIRGINIA REALTORS®

CAAR Market Indicators Report



Key Market Trends: February 2024

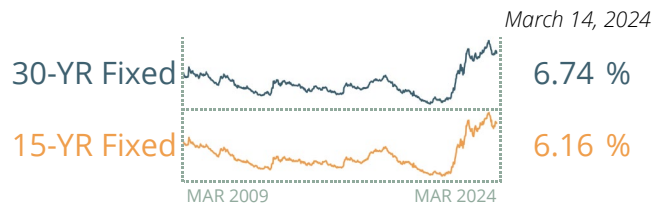
- February sales activity was relatively flat in most local markets in the CAAR market compared to last year.** There were 211 home sales in the month of February regionwide, 16 more sales compared to the previous year, a gain of 8.2%. Most of the additional sales this month were in Louisa County which had 12 more sales than last February (+28.6%). Albemarle County had two more sales than a year ago (+5.3%), and Charlottesville, Fluvanna County, and Nelson County each had one more sales than last February.
- There was a rise in pending sales activity in the CAAR footprint compared to a year ago.** In February, there were 342 pending sales in the region, jumping up 20.8% compared to a year ago, which is 59 additional pending sales. Albemarle County (+17.6%), Charlottesville (+59.1%) and Louisa County (+22.0%) were the markets where pending sales climbed the most this month.
- The median price rose in Albemarle County and Charlottesville but fell in other parts of the region in February.** At \$398,000 the regionwide median sales price in the area inched down 1.5% or \$6,000 from the same time last year. Fluvanna County saw prices drop \$36,750 from the year before (-11.5%) and Greene County had a \$34,950 decrease in sales price (-8.7%). The median price in Albemarle County rose 4.2% to \$475,000, and the median price jumped 18.6% in Charlottesville to \$420,500.
- Fewer active listings overall but there was an uptick in new listings for the third straight months compared to last year.** At the end of February, there were 619 active listings in the CAAR market, 87 fewer listings than last year, dropping by 12.3%. There were 442 new listings in February across the region, 67 more than a year ago, a 17.9% increase.



CAAR Market Dashboard

YoY Chg	Feb-24	Indicator
▲ 8.2%	211	Sales
▲ 20.8%	342	Pending Sales
▲ 17.9%	442	New Listings
▼ -0.3%	\$398,830	Median List Price
▼ -1.5%	\$398,000	Median Sales Price
▼ -0.7%	\$229	Median Price Per Square Foot
▲ 17.8%	\$119.9	Sold Dollar Volume (in millions)
— 0.0%	100.0%	Median Sold/Ask Price Ratio
▲ 4.4%	50	Average Days on Market
▼ -12.3%	619	Active Listings
▲ 2.4%	2.0	Months of Supply
▲ 28.2%	50	New Construction Sales

INTEREST RATE TRACKER



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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.

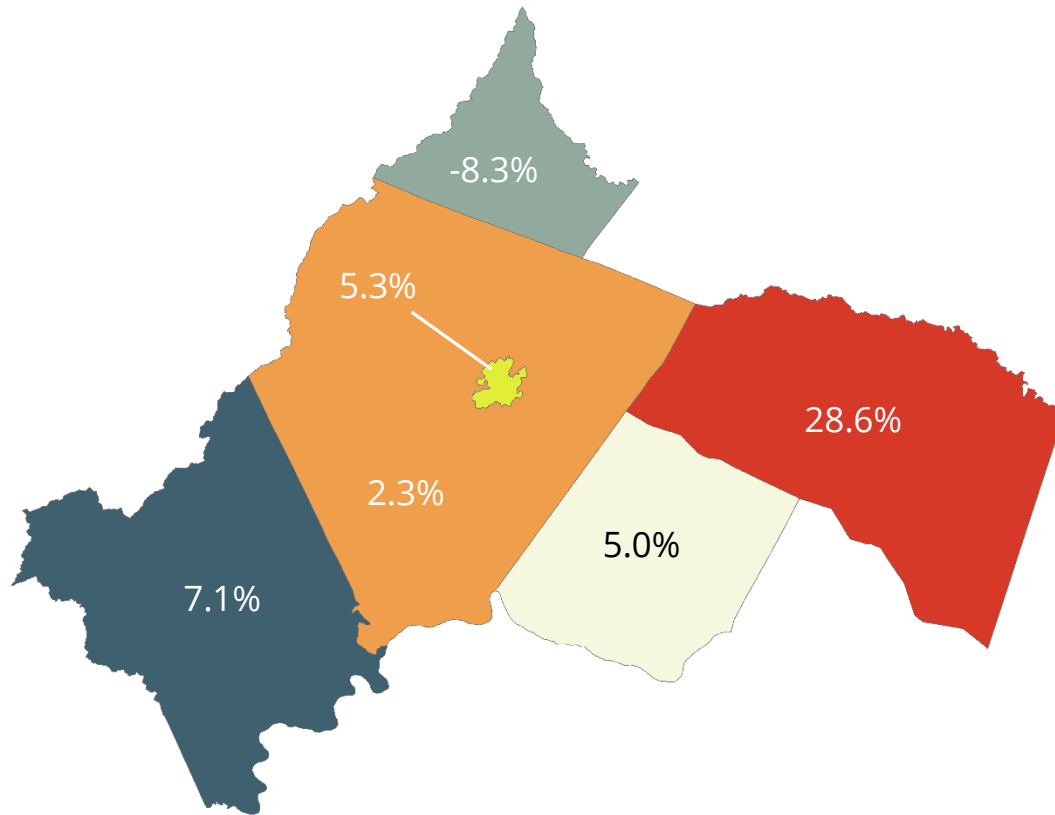
REALTORS® are well-informed about critical factors that affect your specific market area – such as changes in market conditions, consumer attitudes and interest rates.

Are You Ready to Buy or Sell Real Estate?

Contact an experienced REALTOR®.

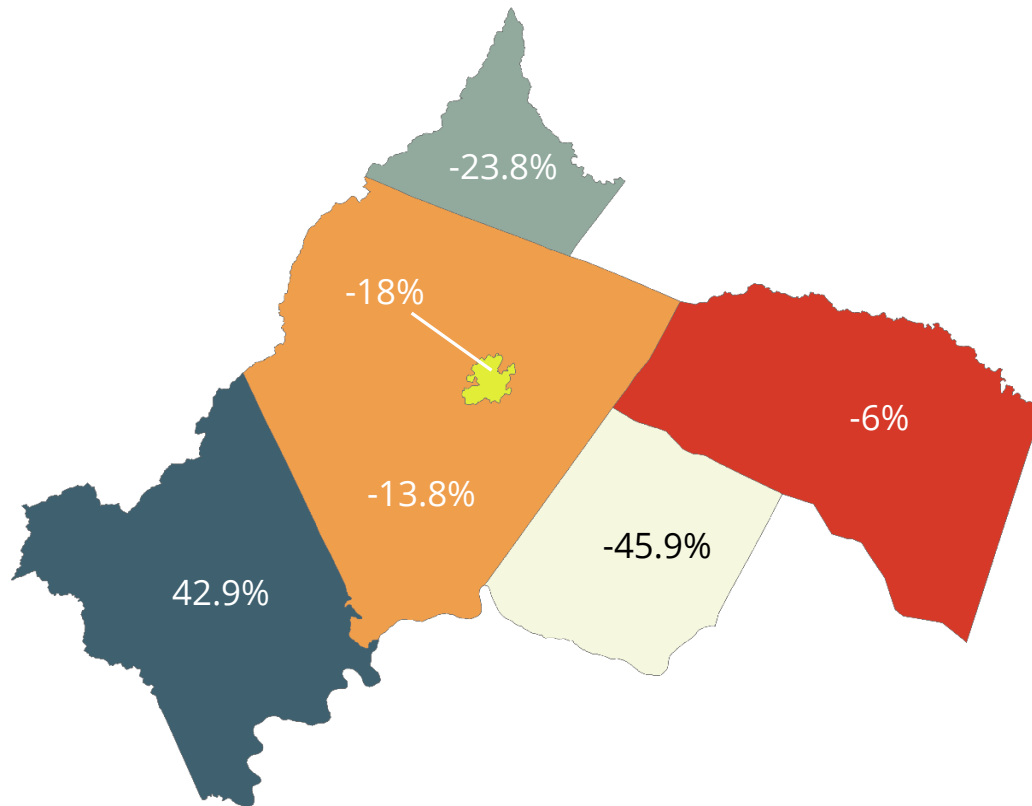


Market Activity - CAAR Footprint



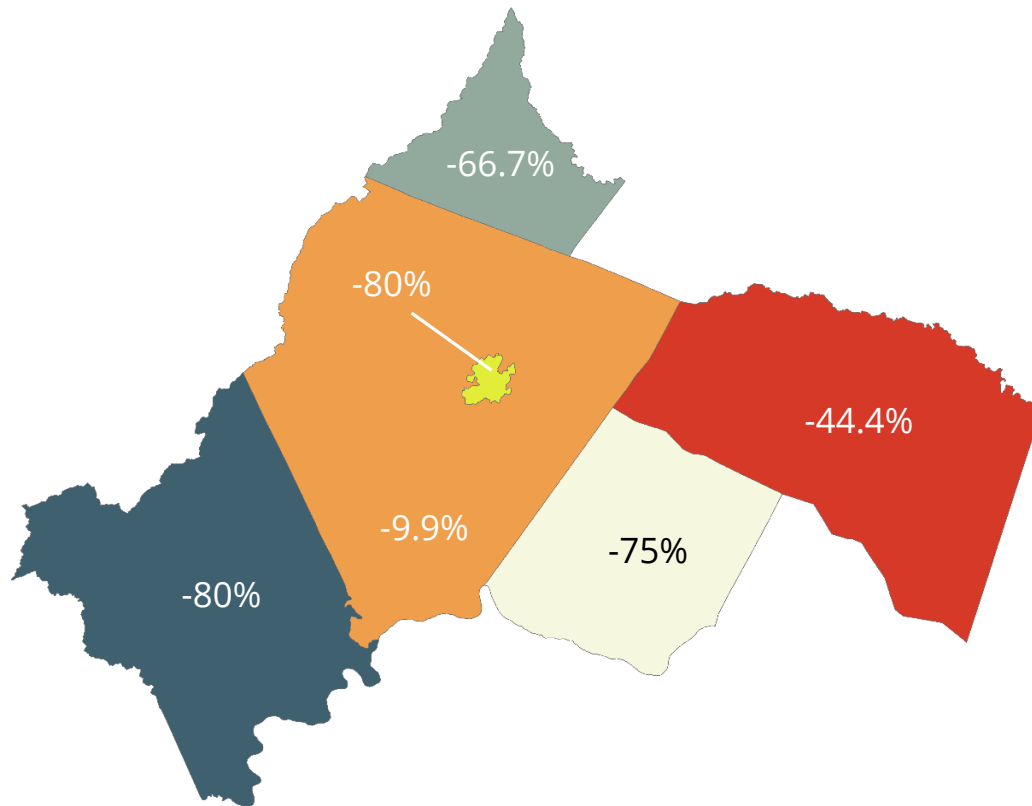
Jurisdiction	Total Sales		
	Feb-23	Feb-24	% Chg
Albemarle County	88	90	2.3%
Charlottesville	19	20	5.3%
Fluvanna County	20	21	5.0%
Greene County	12	11	-8.3%
Louisa County	42	54	28.6%
Nelson County	14	15	7.1%
CAAR	195	211	8.2%

Active Listings: Total Inventory (includes proposed listings)



Jurisdiction	Active Listings		% Chg
	Feb-23	Feb-24	
Albemarle County	268	231	-13.8%
Charlottesville	50	41	-18.0%
Fluvanna County	85	46	-45.9%
Greene County	63	48	-23.8%
Louisa County	184	173	-6.0%
Nelson County	56	80	42.9%
CAAR	706	619	-12.3%

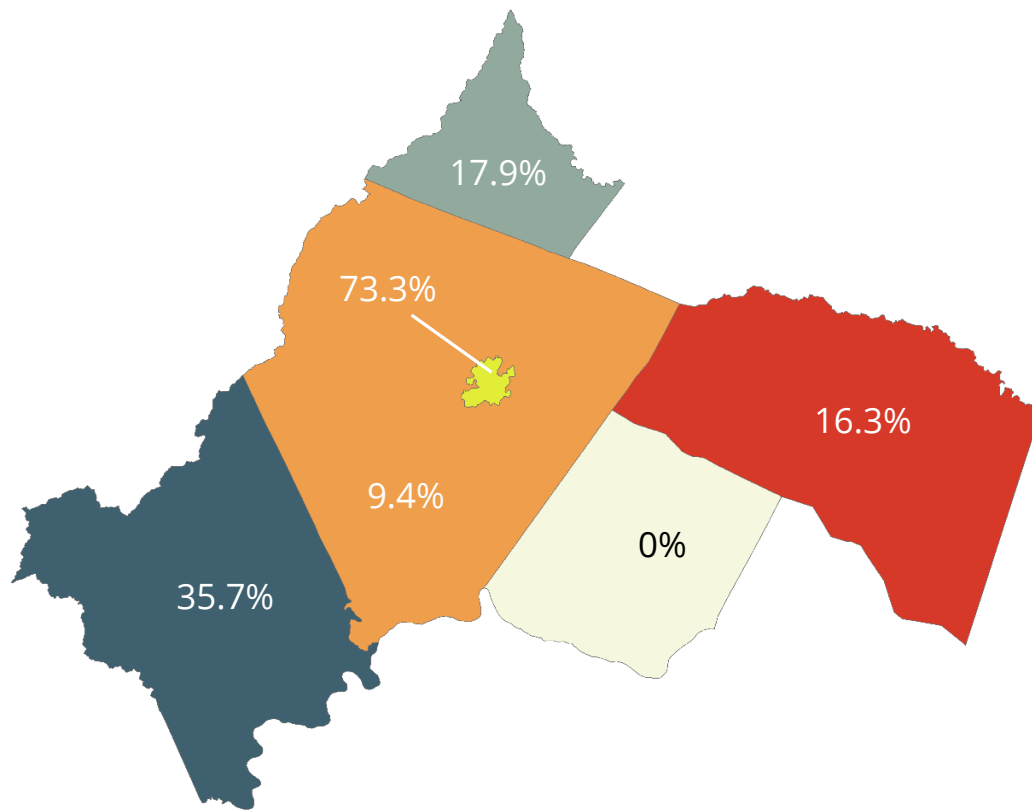
Active Listings: Proposed Listings



Active Listings
Proposed Listings

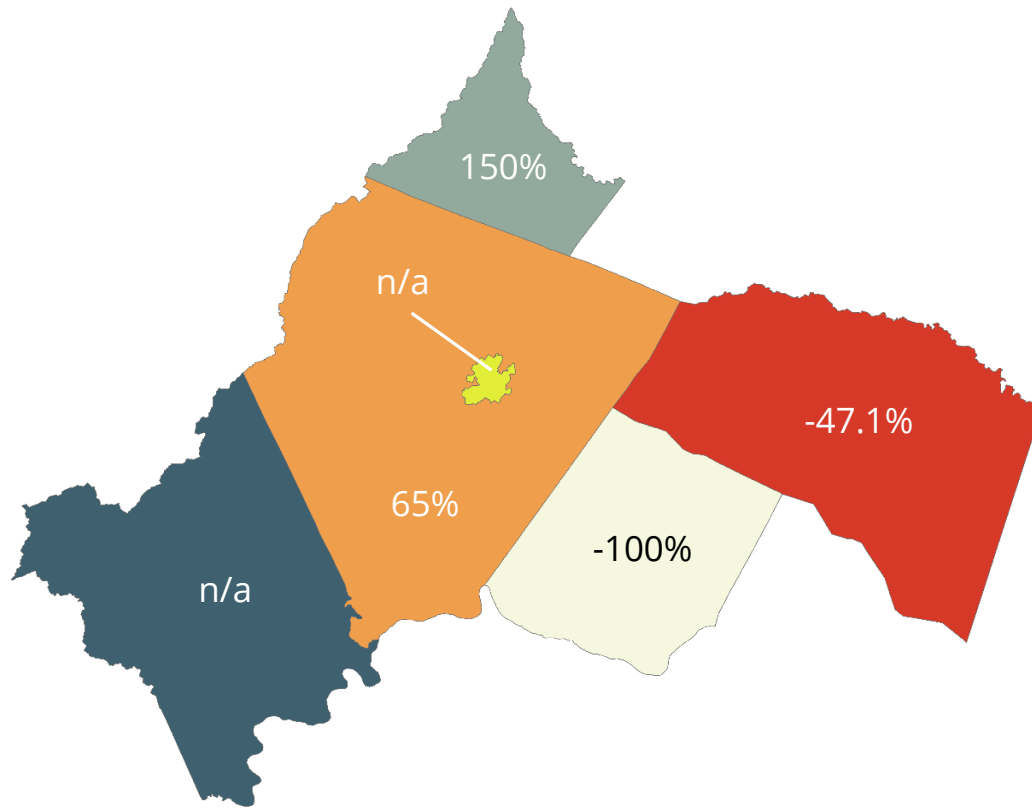
<i>Jurisdiction</i>	Feb-23	Feb-24	% Chg
Albemarle County	81	73	-9.9%
Charlottesville	5	1	-80.0%
Fluvanna County	40	10	-75.0%
Greene County	27	9	-66.7%
Louisa County	27	15	-44.4%
Nelson County	5	1	-80.0%
CAAR	185	109	-41.1%

New Listings: Total Inventory (includes proposed listings)



Jurisdiction	New Listings		% Chg
	Feb-23	Feb-24	
Albemarle County	160	175	9.4%
Charlottesville	30	52	73.3%
Fluvanna County	37	37	0.0%
Greene County	28	33	17.9%
Louisa County	92	107	16.3%
Nelson County	28	38	35.7%
CAAR	375	442	17.9%

New Listings: Proposed Listings



New Listings
Proposed Listings

<i>Jurisdiction</i>	Feb-23	Feb-24	% Chg
Albemarle County	20	33	65.0%
Charlottesville	0	0	n/a
Fluvanna County	5	0	-100.0%
Greene County	2	5	150.0%
Louisa County	17	9	-47.1%
Nelson County	0	0	n/a
CAAR	44	47	6.8%

Total Market Overview



Key Metrics	2-year Trends		Feb-23	Feb-24	YoY Chg	2023 YTD	2024 YTD	YoY Chg
	Feb-22	Feb-24						
Sales			195	211	8.2%	392	404	3.1%
Pending Sales			283	342	20.8%	574	629	9.6%
New Listings			375	442	17.9%	700	798	14.0%
Median List Price			\$399,990	\$398,830	-0.3%	\$408,490	\$424,990	4.0%
Median Sales Price			\$404,000	\$398,000	-1.5%	\$404,125	\$424,950	5.2%
Median Price Per Square Foot			\$231	\$229	-0.7%	\$231	\$231	0.0%
Sold Dollar Volume (in millions)			\$101.8	\$119.9	17.8%	\$200.8	\$219.1	9.1%
Median Sold/Ask Price Ratio			100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
Average Days on Market			48	50	4.4%	47	49	4.5%
Active Listings			706	619	-12.3%	n/a	n/a	n/a
Months of Supply			2.0	2.0	2.4%	n/a	n/a	n/a

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

Single-Family Detached Market Overview



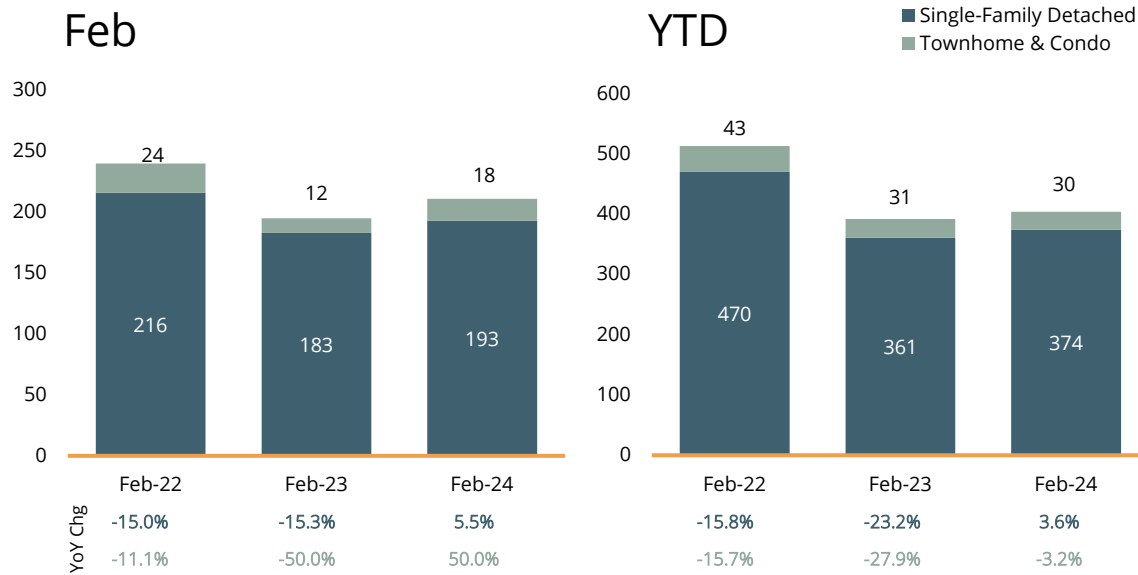
Key Metrics	2-year Trends		Feb-23	Feb-24	YoY Chg	2023 YTD	2024 YTD	YoY Chg
	Feb-22	Feb-24						
Sales			183	193	5.5%	361	374	3.6%
Pending Sales			261	315	20.7%	520	582	11.9%
New Listings			343	410	19.5%	633	736	16.3%
Median List Price			\$409,990	\$417,700	1.9%	\$419,990	\$440,000	4.8%
Median Sales Price			\$405,300	\$425,000	4.9%	\$410,500	\$425,825	3.7%
Median Price Per Square Foot			\$231	\$230	-0.6%	\$231	\$231	-0.1%
Sold Dollar Volume (in millions)			\$98.6	\$114.2	15.9%	\$191.6	\$209.7	9.4%
Median Sold/Ask Price Ratio			100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
Average Days on Market			50	53	5.1%	49	50	2.2%
Active Listings			654	568	-13.1%	n/a	n/a	n/a
Months of Supply			2.0	2.0	0.4%	n/a	n/a	n/a

Townhome & Condo Market Overview



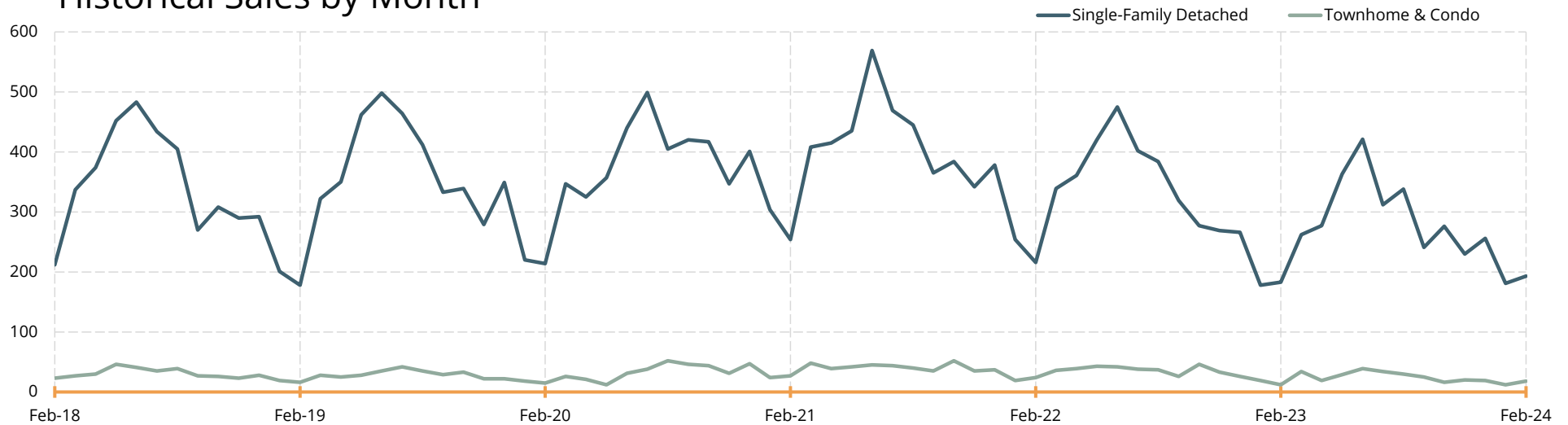
Key Metrics	2-year Trends		Feb-23	Feb-24	YoY Chg	2023 YTD	2024 YTD	YoY Chg
	Feb-22	Feb-24						
Sales			12	18	50.0%	31	30	-3.2%
Pending Sales			22	27	22.7%	54	47	-13.0%
New Listings			32	32	0.0%	67	62	-7.5%
Median List Price			\$272,500	\$241,000	-11.6%	\$270,000	\$249,950	-7.4%
Median Sales Price			\$272,500	\$241,000	-11.6%	\$266,000	\$241,250	-9.3%
Median Price Per Square Foot			\$233	\$228	-2.2%	\$233	\$263	12.7%
Sold Dollar Volume (in millions)			\$3.3	\$5.7	74.0%	\$9.2	\$9.5	2.8%
Median Sold/Ask Price Ratio			99.1%	99.4%	0.3%	98.3%	100.0%	1.8%
Average Days on Market			15	22	46.8%	25	38	51.1%
Active Listings			52	51	-1.9%	n/a	n/a	n/a
Months of Supply			1.6	2.0	28.0%	n/a	n/a	n/a

Sales

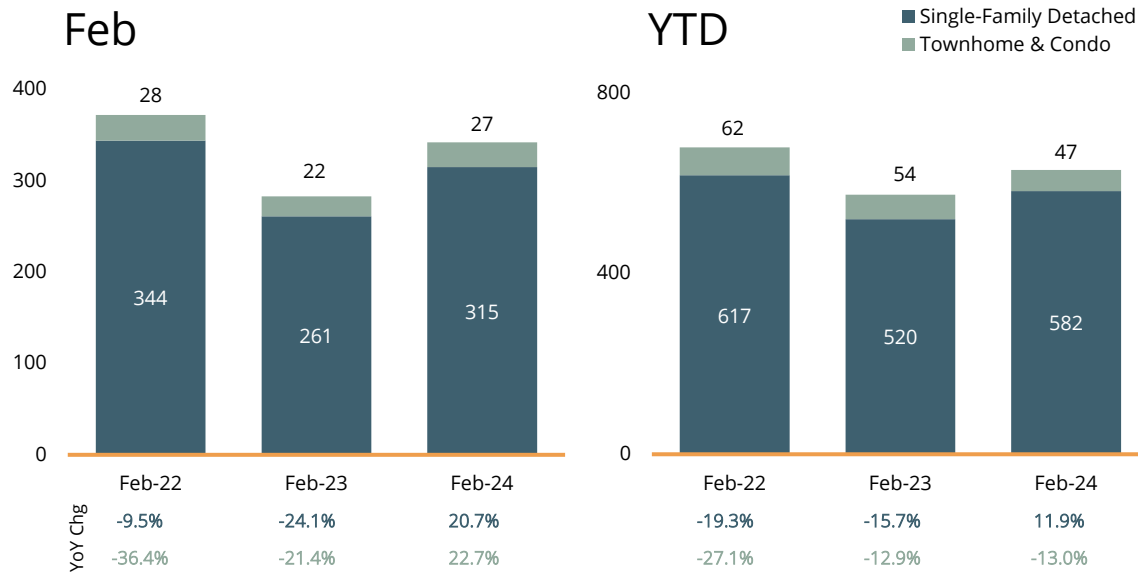


Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Mar-23	262	-22.7%	34	-5.6%
Apr-23	277	-23.3%	19	-51.3%
May-23	363	-13.6%	29	-32.6%
Jun-23	421	-11.4%	39	-7.1%
Jul-23	312	-22.4%	34	-10.5%
Aug-23	338	-12.0%	30	-18.9%
Sep-23	241	-24.5%	25	-3.8%
Oct-23	276	-0.4%	16	-65.2%
Nov-23	230	-14.5%	20	-39.4%
Dec-23	256	-3.8%	19	-26.9%
Jan-24	181	1.7%	12	-36.8%
Feb-24	193	5.5%	18	50.0%
12-month Avg	279	-13.5%	25	-25.7%

Historical Sales by Month

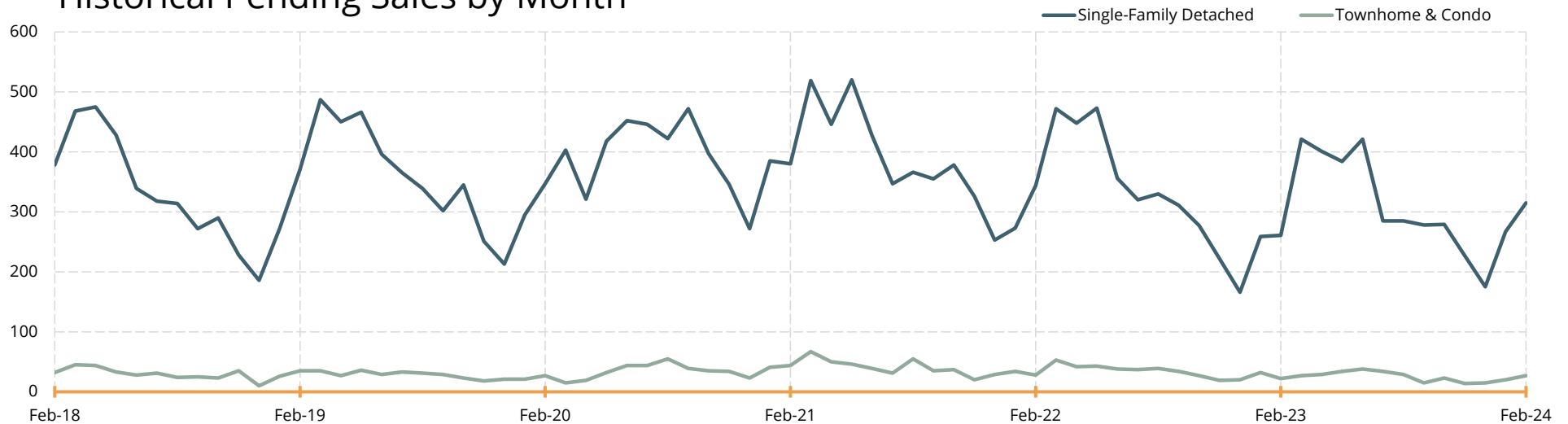


Pending Sales

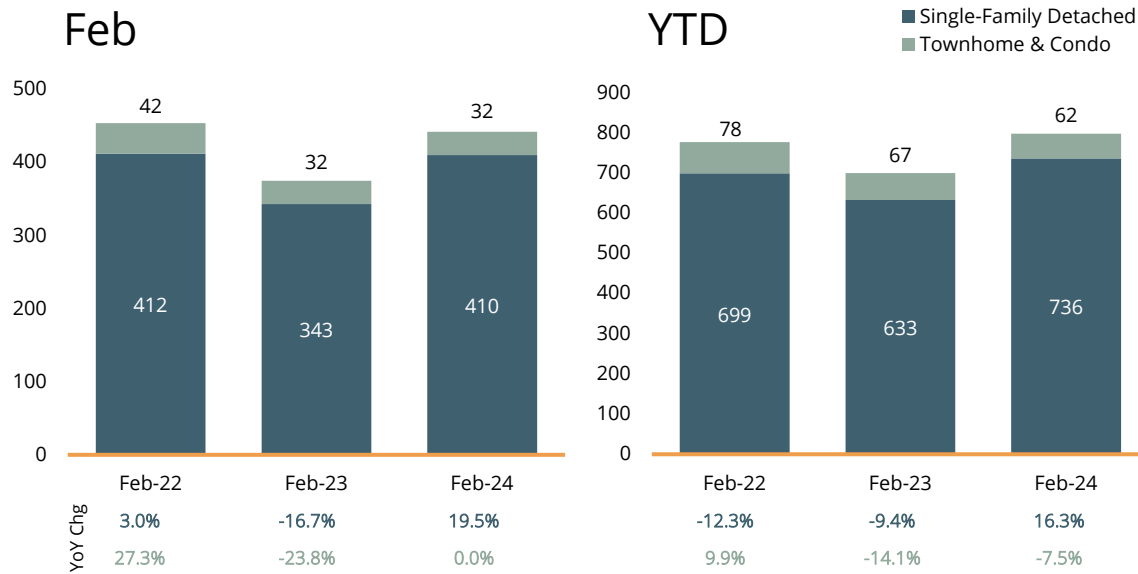


Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Mar-23	421	-10.8%	27	-49.1%
Apr-23	401	-10.5%	29	-31.0%
May-23	384	-18.8%	34	-20.9%
Jun-23	421	18.3%	38	0.0%
Jul-23	285	-10.9%	34	-8.1%
Aug-23	285	-13.6%	29	-25.6%
Sep-23	278	-10.6%	15	-55.9%
Oct-23	279	0.7%	23	-14.8%
Nov-23	227	2.3%	14	-26.3%
Dec-23	175	5.4%	15	-25.0%
Jan-24	267	3.1%	20	-37.5%
Feb-24	315	20.7%	27	22.7%
12-month Avg	312	-4.0%	25	-24.9%

Historical Pending Sales by Month

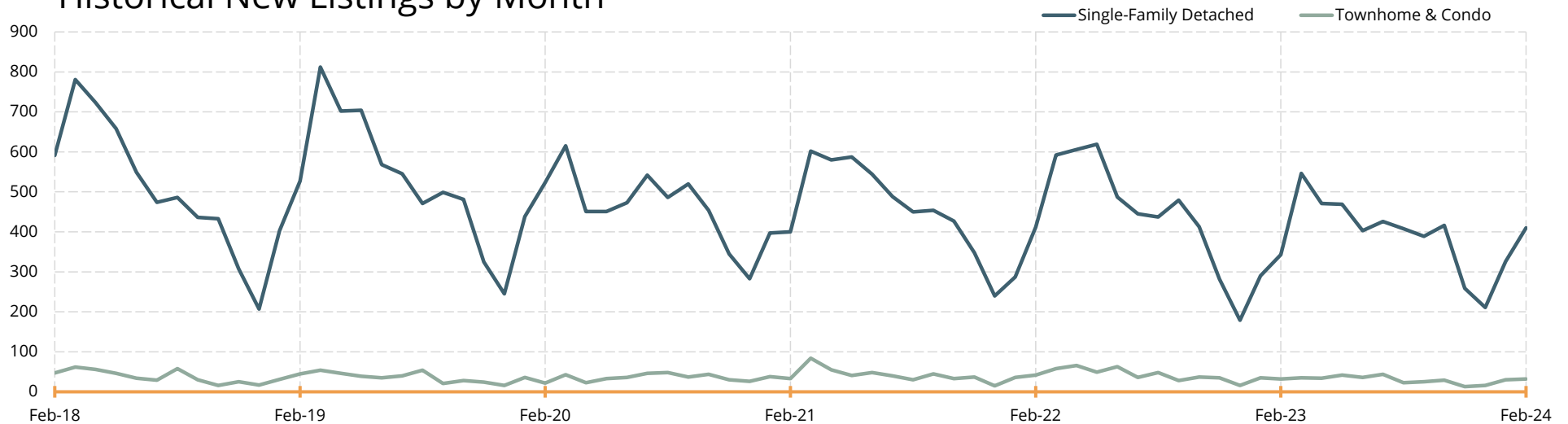


New Listings

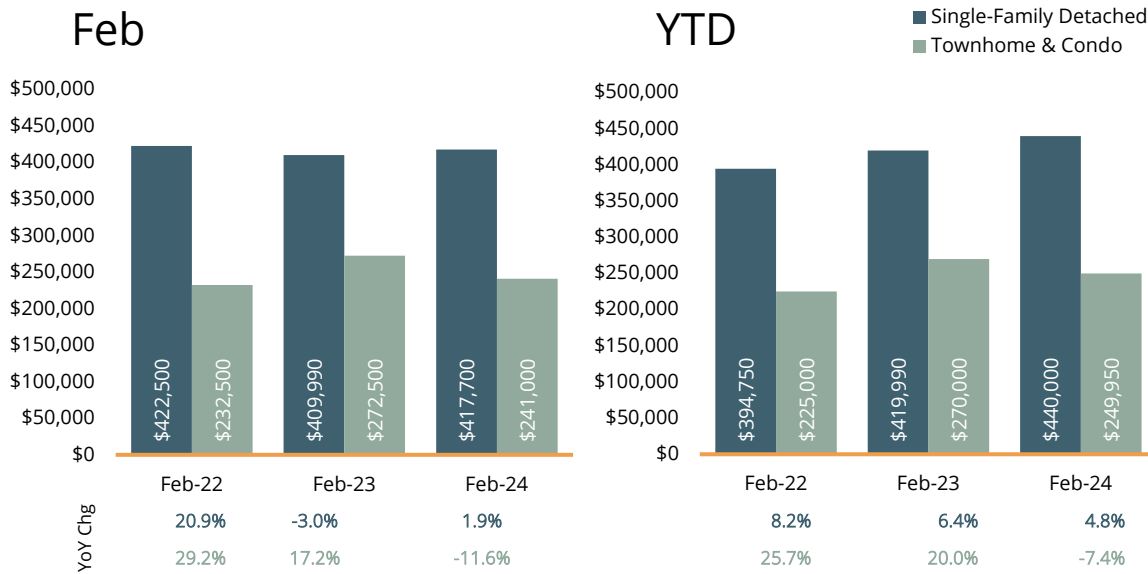


Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Mar-23	546	-7.8%	35	-39.7%
Apr-23	471	-22.3%	34	-48.5%
May-23	469	-24.2%	42	-14.3%
Jun-23	403	-17.2%	36	-42.9%
Jul-23	426	-4.3%	44	22.2%
Aug-23	408	-6.6%	23	-52.1%
Sep-23	389	-18.8%	25	-10.7%
Oct-23	416	0.7%	29	-21.6%
Nov-23	259	-8.2%	13	-62.9%
Dec-23	211	17.9%	16	0.0%
Jan-24	326	12.4%	30	-14.3%
Feb-24	410	19.5%	32	0.0%
12-month Avg	395	-8.5%	30	-28.6%

Historical New Listings by Month

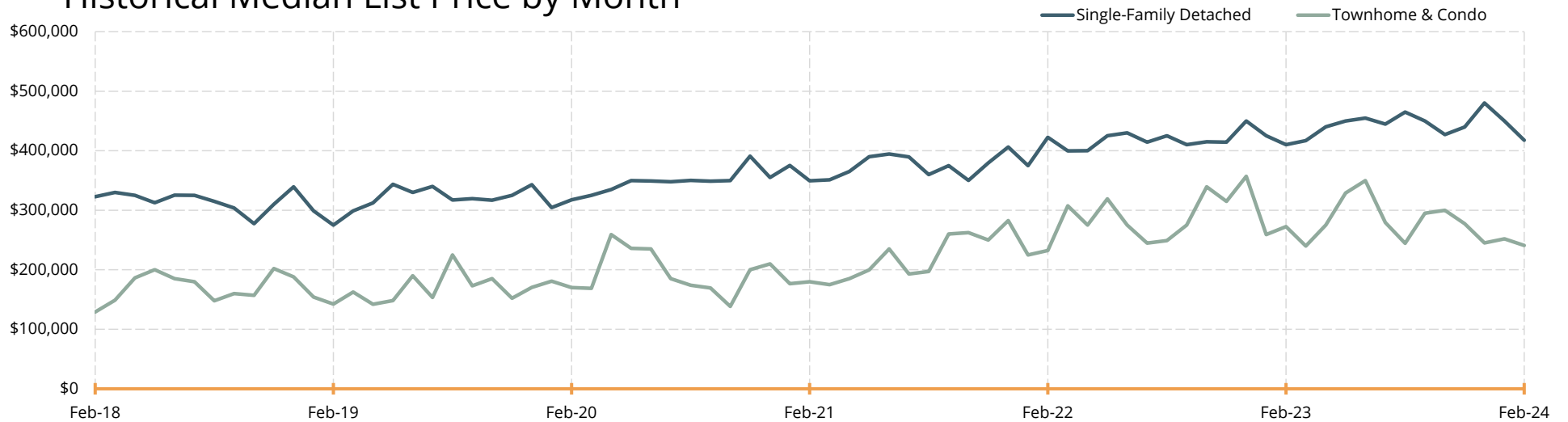


Median List Price



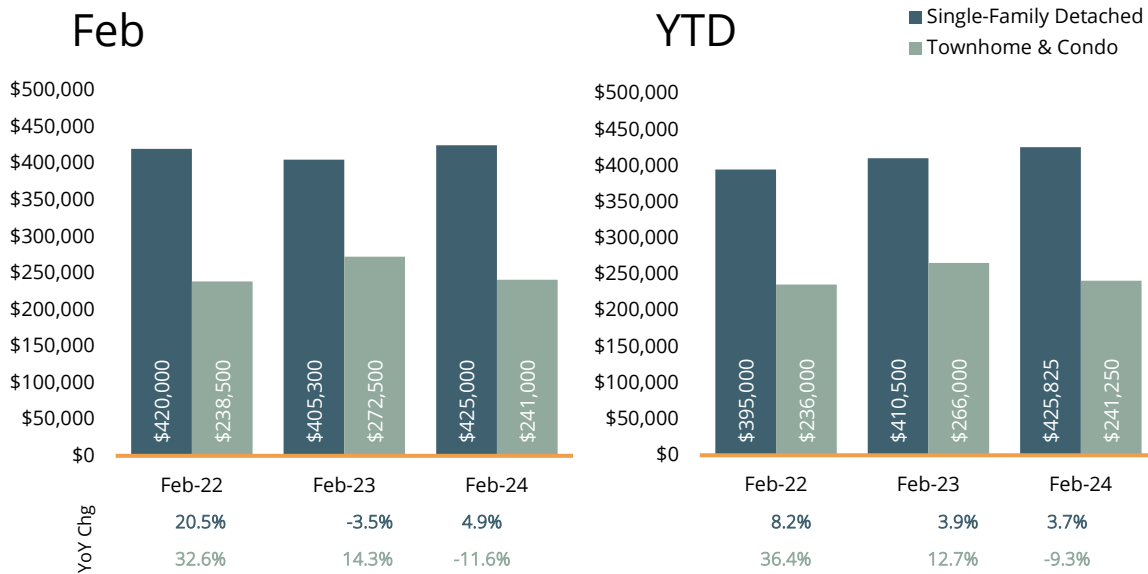
Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Mar-23	\$417,000	4.4%	\$240,000	-21.9%
Apr-23	\$440,000	10.0%	\$275,000	0.0%
May-23	\$450,000	5.9%	\$329,000	3.1%
Jun-23	\$455,000	5.8%	\$349,900	27.2%
Jul-23	\$444,705	7.4%	\$279,450	14.2%
Aug-23	\$464,950	9.4%	\$244,500	-1.8%
Sep-23	\$449,950	9.7%	\$295,000	7.3%
Oct-23	\$427,000	2.9%	\$300,000	-11.6%
Nov-23	\$439,850	6.1%	\$277,450	-11.9%
Dec-23	\$480,215	6.7%	\$245,000	-31.4%
Jan-24	\$450,000	5.9%	\$252,000	-2.7%
Feb-24	\$417,700	1.9%	\$241,000	-11.6%
12-month Avg	\$444,697	6.3%	\$277,358	-4.6%

Historical Median List Price by Month



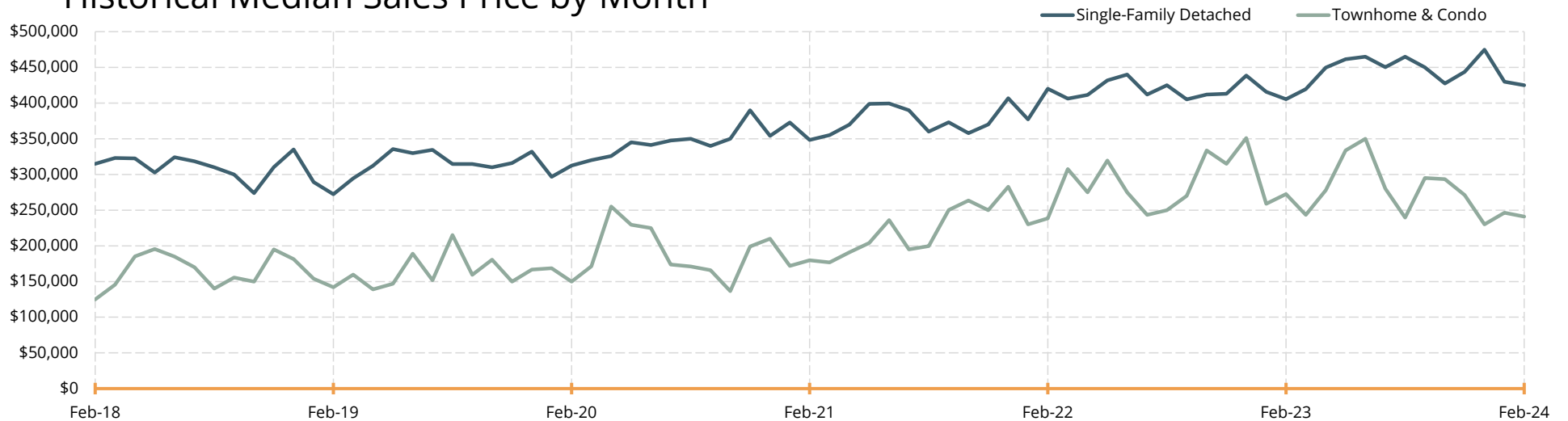
Source: Virginia REALTORS®, data accessed March 15, 2024

Median Sales Price



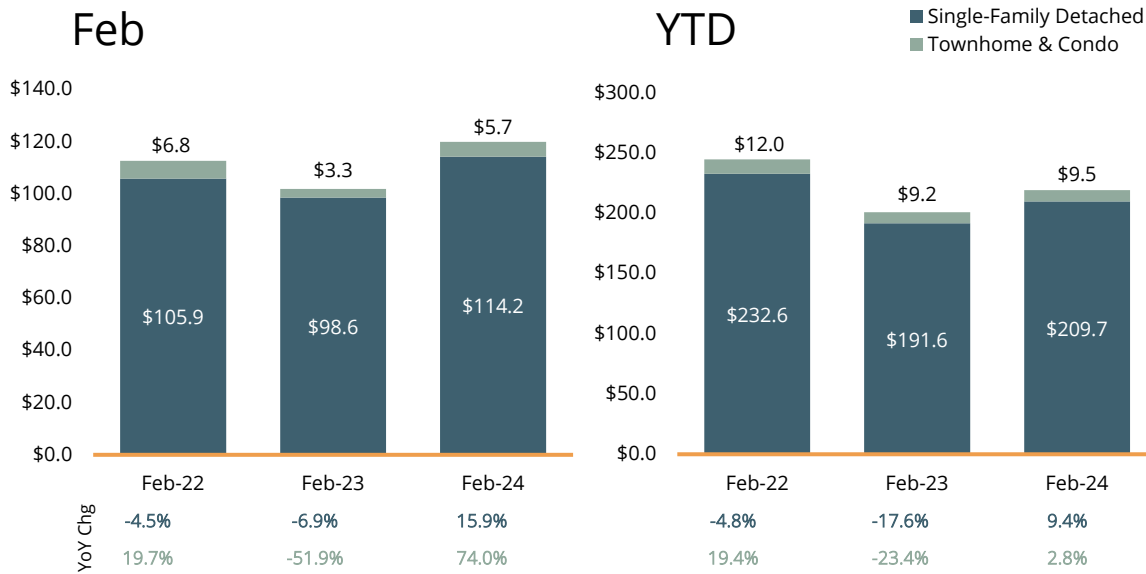
Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Mar-23	\$419,500	3.3%	\$243,250	-20.9%
Apr-23	\$449,625	9.3%	\$277,900	1.1%
May-23	\$461,500	6.9%	\$333,720	4.4%
Jun-23	\$465,000	5.7%	\$349,900	27.3%
Jul-23	\$450,273	9.3%	\$280,000	15.0%
Aug-23	\$465,000	9.4%	\$239,500	-4.2%
Sep-23	\$450,000	11.1%	\$295,000	9.3%
Oct-23	\$427,500	3.8%	\$293,500	-12.0%
Nov-23	\$443,834	7.5%	\$271,000	-14.0%
Dec-23	\$474,754	8.3%	\$230,000	-34.5%
Jan-24	\$430,000	3.5%	\$246,250	-4.9%
Feb-24	\$425,000	4.9%	\$241,000	-11.6%
12-month Avg	\$446,832	6.9%	\$275,085	-4.9%

Historical Median Sales Price by Month



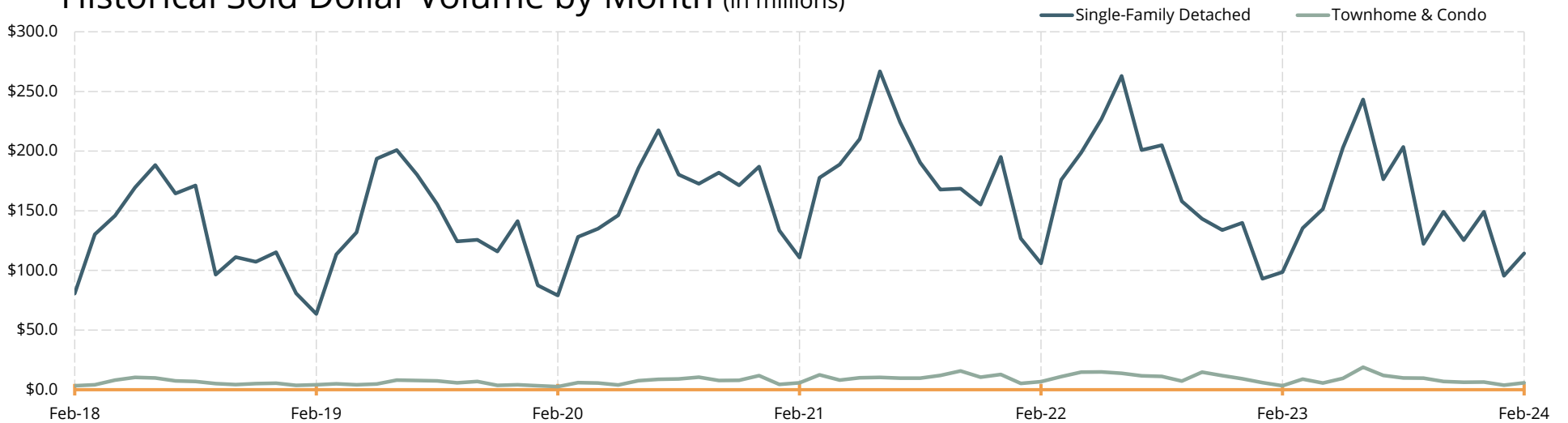
Source: Virginia REALTORS®, data accessed March 15, 2024

Sold Dollar Volume (in millions)

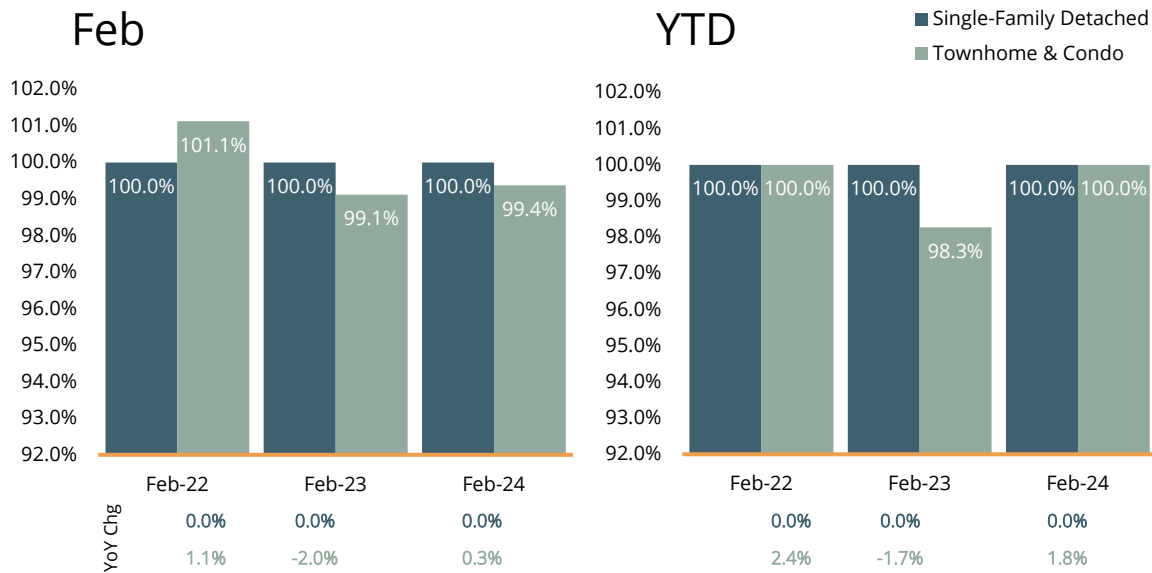


Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Mar-23	\$135.4	-23.0%	\$8.9	-19.2%
Apr-23	\$151.5	-23.7%	\$5.5	-62.4%
May-23	\$202.8	-10.6%	\$9.5	-35.7%
Jun-23	\$243.2	-7.5%	\$18.9	37.7%
Jul-23	\$176.4	-12.1%	\$12.0	3.6%
Aug-23	\$203.4	-0.7%	\$9.9	-10.7%
Sep-23	\$122.2	-22.6%	\$9.6	32.7%
Oct-23	\$149.1	4.1%	\$6.9	-53.0%
Nov-23	\$125.4	-6.3%	\$6.3	-46.6%
Dec-23	\$149.1	6.6%	\$6.5	-29.9%
Jan-24	\$95.4	2.6%	\$3.8	-36.4%
Feb-24	\$114.2	15.9%	\$5.7	74.0%
12-month Avg	\$155.7	-8.3%	\$8.6	-19.8%

Historical Sold Dollar Volume by Month (in millions)

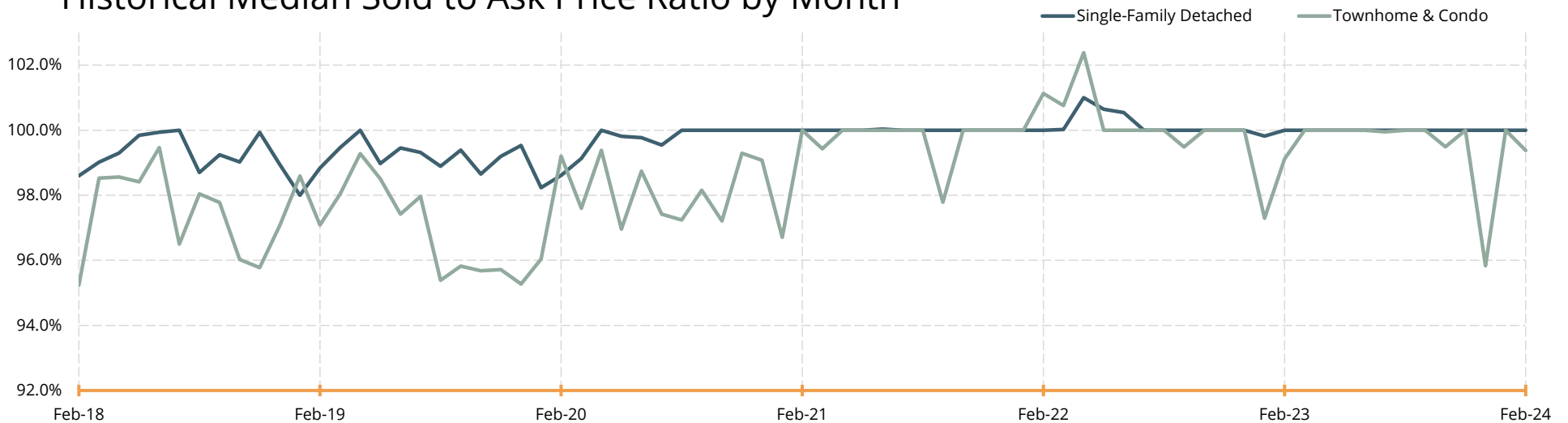


Median Sold to Ask Price Ratio

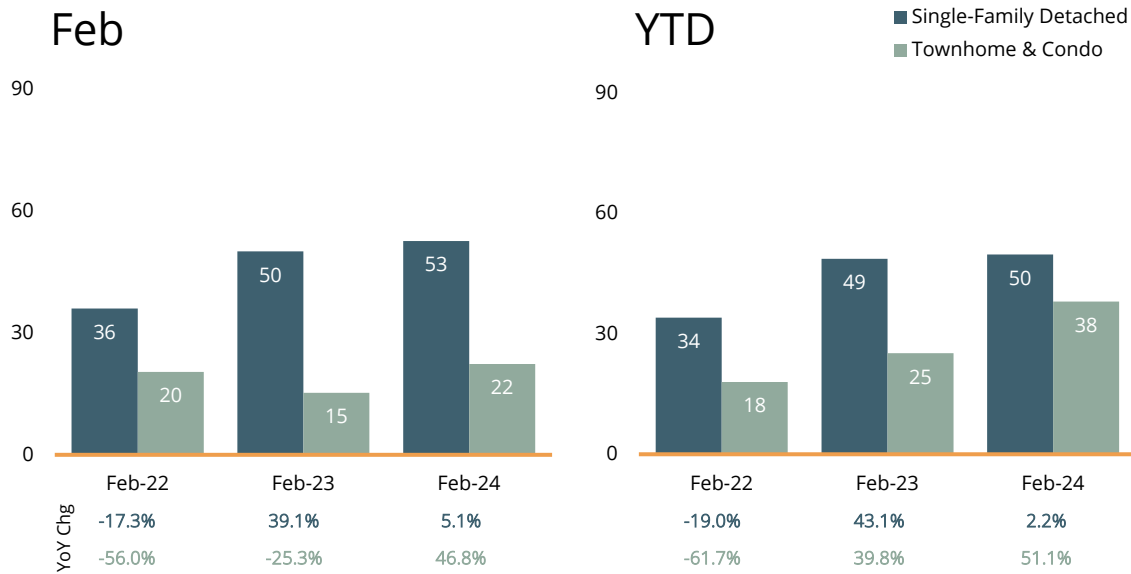


Month	Single-Family Detached		Townhomes & Condos	
	YoY Chg	YoY Chg	YoY Chg	YoY Chg
Mar-23	100.0%	0.0%	100.0%	-0.8%
Apr-23	100.0%	-1.0%	100.0%	-2.3%
May-23	100.0%	-0.6%	100.0%	0.0%
Jun-23	100.0%	-0.5%	100.0%	0.0%
Jul-23	100.0%	0.0%	99.9%	-0.1%
Aug-23	100.0%	0.0%	100.0%	0.0%
Sep-23	100.0%	0.0%	100.0%	0.5%
Oct-23	100.0%	0.0%	99.5%	-0.5%
Nov-23	100.0%	0.0%	100.0%	0.0%
Dec-23	100.0%	0.0%	95.8%	-4.2%
Jan-24	100.0%	0.2%	100.0%	2.8%
Feb-24	100.0%	0.0%	99.4%	0.3%
12-month Avg	100.0%	-0.2%	99.6%	-0.4%

Historical Median Sold to Ask Price Ratio by Month

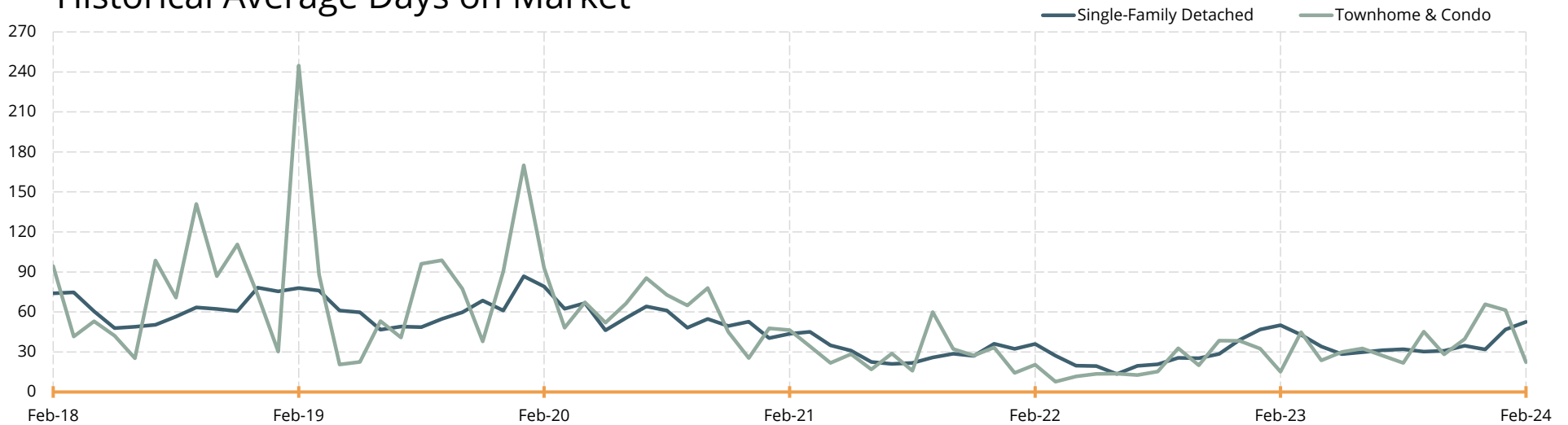


Average Days on Market



Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Mar-23	43	58.1%	45	480.1%
Apr-23	34	72.6%	24	103.9%
May-23	28	45.8%	30	121.4%
Jun-23	30	121.5%	33	137.0%
Jul-23	31	59.9%	27	115.1%
Aug-23	32	54.8%	22	41.5%
Sep-23	30	18.4%	45	38.3%
Oct-23	31	22.2%	28	40.6%
Nov-23	35	21.6%	40	3.1%
Dec-23	32	-18.4%	66	71.4%
Jan-24	47	-0.2%	61	89.4%
Feb-24	53	5.1%	22	46.8%
12-month Avg	36	26.9%	37	75.7%

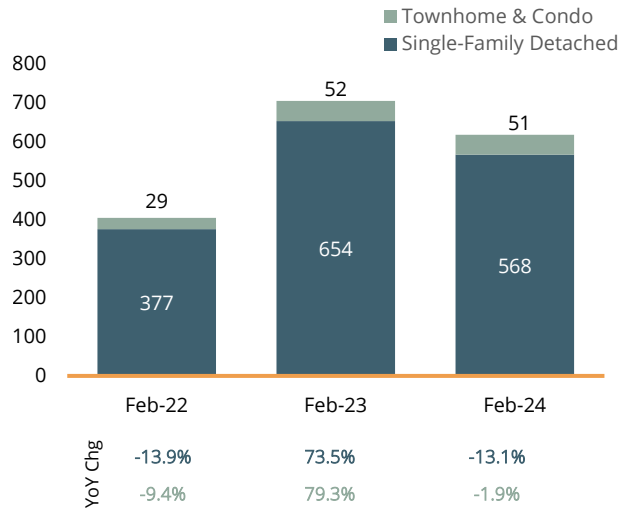
Historical Average Days on Market



Active Listings

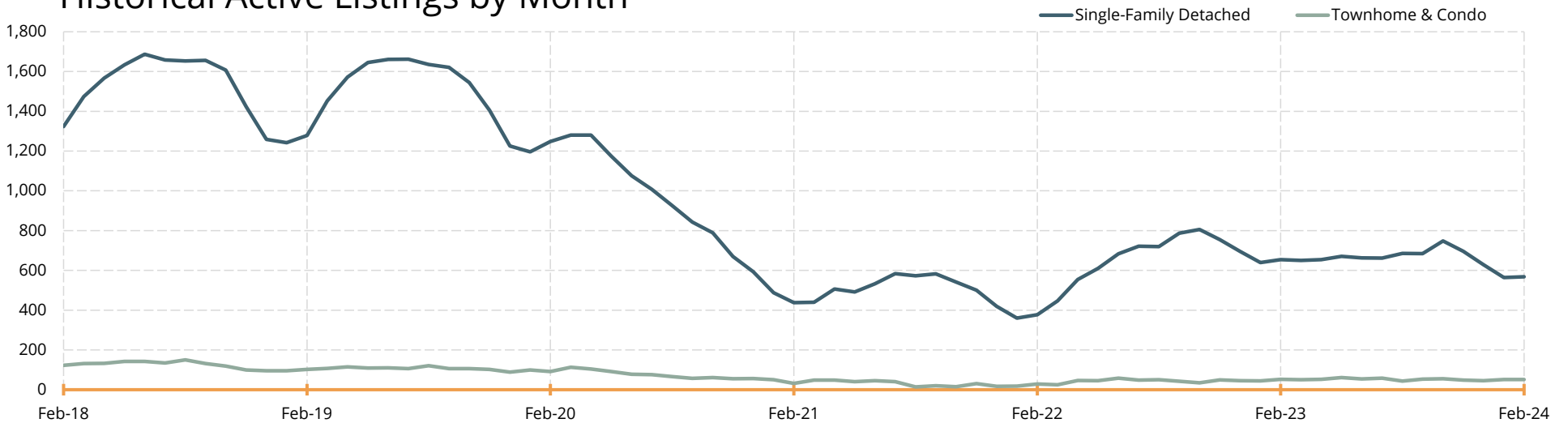


Feb



Month	Single-Family		Townhomes & Condos	
	Detached	YoY Chg	Condos	YoY Chg
Mar-23	650	45.4%	50	100.0%
Apr-23	654	18.1%	52	13.0%
May-23	671	10.0%	61	35.6%
Jun-23	663	-2.9%	54	-6.9%
Jul-23	662	-8.3%	58	20.8%
Aug-23	685	-4.9%	43	-14.0%
Sep-23	684	-13.1%	53	26.2%
Oct-23	748	-7.2%	55	57.1%
Nov-23	696	-7.8%	48	-2.0%
Dec-23	629	-9.5%	45	0.0%
Jan-24	564	-11.7%	51	15.9%
Feb-24	568	-13.1%	51	-1.9%
12-month Avg	656	-2.5%	52	15.2%

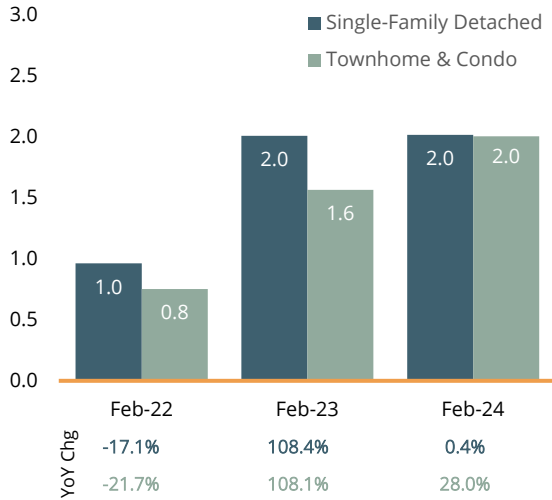
Historical Active Listings by Month



Months of Supply

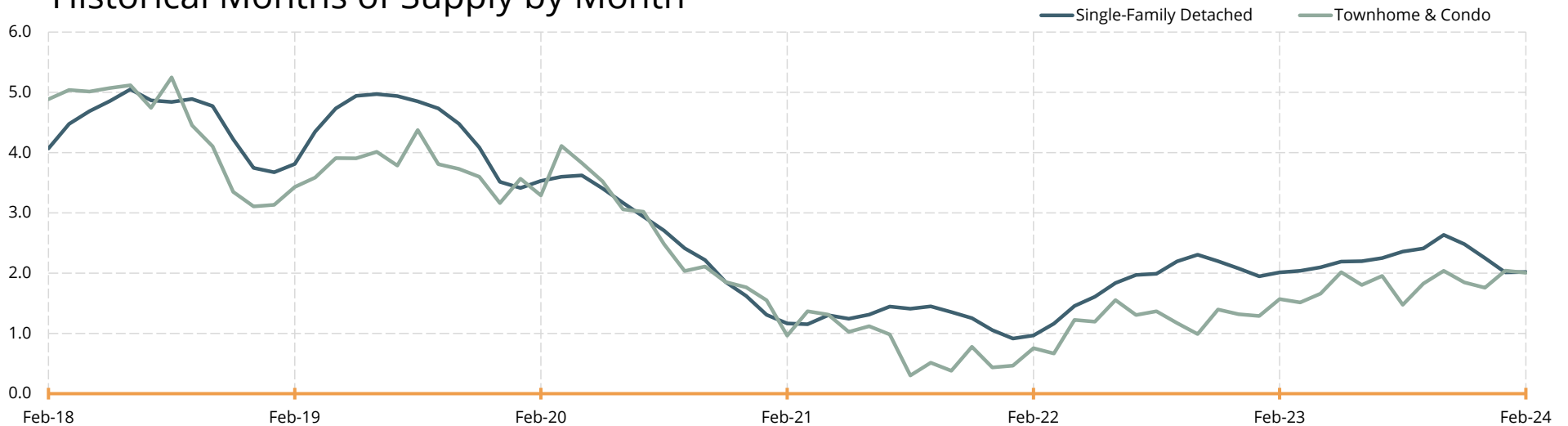


Feb

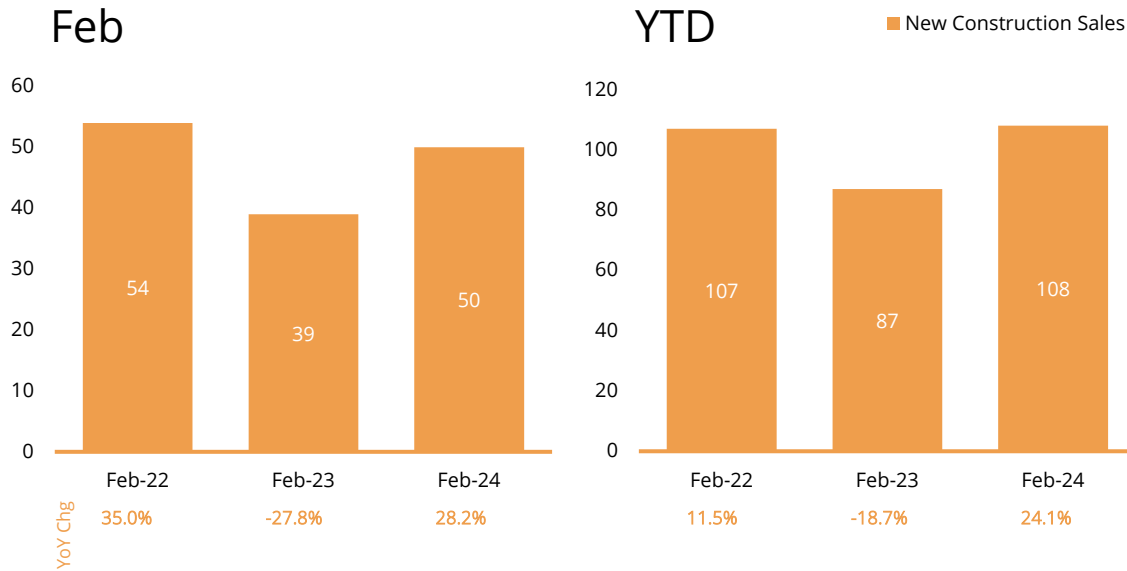


Month	Single-Family Detached		Townhomes & Condos	
	Months of Supply	YoY Chg	Months of Supply	YoY Chg
Mar-23	2.0	75.6%	1.5	127.3%
Apr-23	2.1	43.9%	1.7	35.6%
May-23	2.2	36.3%	2.0	68.8%
Jun-23	2.2	19.6%	1.8	16.2%
Jul-23	2.2	14.2%	2.0	49.7%
Aug-23	2.4	18.5%	1.5	7.9%
Sep-23	2.4	9.7%	1.8	55.9%
Oct-23	2.6	14.2%	2.0	105.6%
Nov-23	2.5	12.9%	1.8	32.2%
Dec-23	2.2	8.3%	1.8	33.6%
Jan-24	2.0	3.3%	2.0	58.4%
Feb-24	2.0	0.4%	2.0	28.0%
12-month Avg	2.2	18.4%	1.8	45.9%

Historical Months of Supply by Month

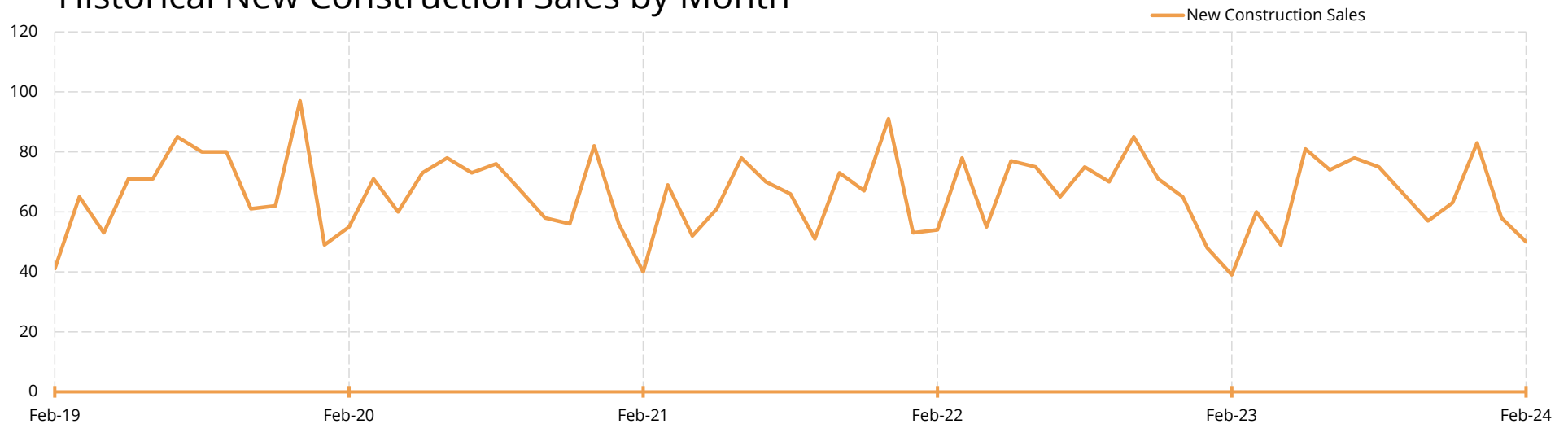


New Construction Sales



Month	Sales	YoY Chg
Mar-23	60	-23.1%
Apr-23	49	-10.9%
May-23	81	5.2%
Jun-23	74	-1.3%
Jul-23	78	20.0%
Aug-23	75	0.0%
Sep-23	66	-5.7%
Oct-23	57	-32.9%
Nov-23	63	-11.3%
Dec-23	83	27.7%
Jan-24	58	20.8%
Feb-24	50	28.2%
12-month Avg	66	-1.1%

Historical New Construction Sales by Month



Area Overview - Total Market



Geography	New Listings			Sales			Median Sales Price			Active Listings			Months Supply		
	Feb-23	Feb-24	% chg	Feb-23	Feb-24	% chg	Feb-23	Feb-24	% chg	Feb-23	Feb-24	% chg	Feb-23	Feb-24	% chg
Albemarle County	160	175	9.4%	88	90	2.3%	\$455,649	\$475,000	4.2%	268	231	-13.8%	1.8	1.7	-2.6%
Charlottesville	30	52	73.3%	19	20	5.3%	\$354,500	\$420,500	18.6%	50	41	-18.0%	1.1	1.3	12.8%
Fluvanna County	37	37	0.0%	20	21	5.0%	\$319,250	\$282,500	-11.5%	85	46	-45.9%	1.9	1.3	-30.7%
Greene County	28	33	17.9%	12	11	-8.3%	\$399,950	\$365,000	-8.7%	63	48	-23.8%	2.6	2.6	2.5%
Louisa County	92	107	16.3%	42	54	28.6%	\$385,745	\$362,840	-5.9%	184	173	-6.0%	2.8	2.7	-3.4%
Nelson County	28	38	35.7%	14	15	7.1%	\$362,450	\$470,000	29.7%	56	80	42.9%	1.9	3.1	67.2%

Area Overview - Total Market YTD



Geography	New Listings YTD			Sales YTD			Median Sales Price YTD			Active Listings YTD		
	Feb-23	Feb-24	% chg	Feb-23	Feb-24	% chg	Feb-23	Feb-24	% chg	Feb-23	Feb-24	% chg
Albemarle County	325	357	9.8%	177	160	-9.6%	\$455,649	\$496,950	9.1%	268	231	-13.8%
Charlottesville	52	75	44.2%	42	36	-14.3%	\$391,486	\$481,000	22.9%	50	41	-18.0%
Fluvanna County	77	65	-15.6%	41	39	-4.9%	\$305,750	\$343,000	12.2%	85	46	-45.9%
Greene County	48	57	18.8%	27	28	3.7%	\$424,900	\$399,745	-5.9%	63	48	-23.8%
Louisa County	155	179	15.5%	74	107	44.6%	\$374,950	\$395,000	5.3%	184	173	-6.0%
Nelson County	43	65	51.2%	31	34	9.7%	\$380,000	\$370,000	-2.6%	56	80	42.9%

Area Overview - Single Family Detached Market



Geography	New Listings			Sales			Median Sales Price			Active Listings			Months Supply		
	Feb-23	Feb-24	% chg	Feb-23	Feb-24	% chg	Feb-23	Feb-24	% chg	Feb-23	Feb-24	% chg	Feb-23	Feb-24	% chg
Albemarle County	144	169	17.4%	82	81	-1.2%	\$483,750	\$519,833	7.5%	248	221	-10.9%	1.8	1.8	-0.7%
Charlottesville	26	45	73.1%	18	15	-16.7%	\$362,250	\$425,000	17.3%	35	32	-8.6%	0.9	1.2	25.5%
Fluvanna County	36	37	2.8%	20	21	5.0%	\$319,250	\$282,500	-11.5%	84	46	-45.2%	1.9	1.3	-30.1%
Greene County	28	33	17.9%	12	11	-8.3%	\$399,950	\$365,000	-8.7%	63	48	-23.8%	2.6	2.6	3.0%
Louisa County	92	107	16.3%	42	54	28.6%	\$385,745	\$362,840	-5.9%	184	171	-7.1%	2.8	2.7	-3.1%
Nelson County	17	19	11.8%	9	11	22.2%	\$549,000	\$500,000	-8.9%	40	50	25.0%	2.1	2.8	32.5%

Area Overview - Single Family Detached Market YTD



Geography	New Listings YTD			Sales YTD			Median Sales Price YTD			Active Listings YTD		
	Feb-23	Feb-24	% chg	Feb-23	Feb-24	% chg	Feb-23	Feb-24	% chg	Feb-23	Feb-24	% chg
Albemarle County	282	336	19.1%	163	149	-8.6%	\$482,500	\$519,833	7.7%	248	221	-10.9%
Charlottesville	45	60	33.3%	36	28	-22.2%	\$405,000	\$543,500	34.2%	35	32	-8.6%
Fluvanna County	76	65	-14.5%	41	39	-4.9%	\$305,750	\$343,000	12.2%	84	46	-45.2%
Greene County	48	57	18.8%	27	28	3.7%	\$424,900	\$399,745	-5.9%	63	48	-23.8%
Louisa County	155	179	15.5%	74	105	41.9%	\$374,950	\$392,500	4.7%	184	171	-7.1%
Nelson County	27	39	44.4%	20	25	25.0%	\$410,500	\$470,000	14.5%	40	50	25.0%

Area Overview - Townhome & Condo Market



Geography	New Listings			Sales			Median Sales Price			Active Listings			Months Supply		
	Feb-23	Feb-24	% chg	Feb-23	Feb-24	% chg	Feb-23	Feb-24	% chg	Feb-23	Feb-24	% chg	Feb-23	Feb-24	% chg
Albemarle County	16	6	-62.5%	6	9	50.0%	\$345,500	\$216,000	-37.5%	20	10	-50%	1.3	0.8	-36%
Charlottesville	4	7	75.0%	1	5	400.0%	\$275,000	\$416,000	51.3%	15	9	-40.0%	2.3	1.9	-16.4%
Fluvanna County	1	0	-100.0%	0	0	n/a	\$0	\$0	n/a	1	0	-100.0%	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	0	n/a	0	0	n/a	\$0	\$0	n/a	0	2	n/a	0.0	1.6	n/a
Nelson County	11	19	72.7%	5	4	-20.0%	\$178,000	\$252,500	41.9%	16	30	87.5%	1.5	4.1	170.6%

Area Overview - Townhome & Condo Market YTD



Geography	New Listings YTD			Sales YTD			Median Sales Price YTD			Active Listings YTD		
	Feb-23	Feb-24	% chg	Feb-23	Feb-24	% chg	Feb-23	Feb-24	% chg	Feb-23	Feb-24	% chg
Albemarle County	43	21	-51.2%	14	11	-21.4%	\$262,000	\$213,500	-18.5%	20	10	-50.0%
Charlottesville	7	15	114.3%	6	8	33.3%	\$293,000	\$332,475	13.5%	15	9	-40.0%
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	0	0	n/a	0	2	n/a	\$0	\$722,208	n/a	0	2	n/a
Nelson County	16	26	62.5%	11	9	-18.2%	\$234,000	\$245,000	4.7%	16	30	87.5%



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.

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Data and analysis provided by Virginia REALTORS® Chief Economist, Ryan Price.

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