

APRIL  
**2024**

# CAAR CHARLOTTESVILLE AREA MARKET INDICATORS REPORT

CUSTOM REPORT PREPARED BY  
**VIRGINIA REALTORS®**



# CAAR Market Indicators Report



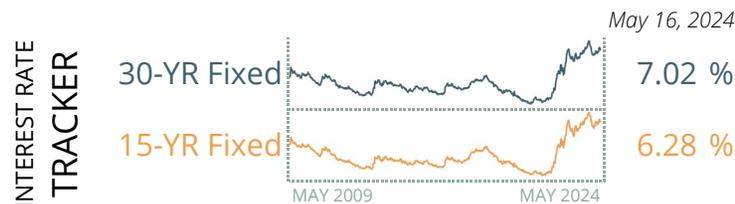
## Key Market Trends: April 2024

- Sales grew in the CAAR market this month.** There were 332 home sales in the month of April, 12.2% higher than the previous year, which is 36 additional sales. Louisa County had 22 more sales than last year (+44.0%) while Nelson County had nine more sales (+60.0%). Most local markets saw an increase in sales except for Albemarle County with eight fewer sales than a year ago (-5.6%).
- Pending sales trended down for the second straight month in the CAAR area.** In April there were 428 pending sales in the region, two fewer pending sales than a year ago, a 0.5% decrease. Greene County was the only local market to experience an increase in pending sales activity with 13 more pending sales than a year ago (+56.5%). In Louisa County there were five fewer pending sales compared to last April (-5.3%).
- Home prices remain elevated in the CAAR footprint.** The median sales price grew 4.3% this month reaching \$456,475 in the area, \$18,869 higher than last year. Prices rose by \$124,750 or 42.4% in Nelson County, the highest across all markets, followed by Greene County with a \$83,275 hike in prices (+24.2%). The only local market where the sales price dipped was Fluvanna County with a \$5,000 reduction in home prices compared to the year before (-1.4%). The median sales price in Albemarle County rose 4.1% to \$526,928 in April, and the median price in the Charlottesville market jumped 11.4% to \$568,000.
- After falling for 10 consecutive months, listing activity went up in the CAAR region.** The number of listings totaled 711 at the end of April, five more listings than last year, increasing by 0.7%. Listings went up the most in Louisa County with 14 additional listings (+8.4%) and Nelson County with 13 more listings than the year before (+17.6%). In Fluvanna County, there were 18 fewer listings compared to the same time last April (-26.5%). There were 280 active listings on the market in Albemarle County at the end of April, six more than a year ago (+2.2%).



### CAAR Market Dashboard

	YoY Chg	Apr-24	Indicator
▲	12.2%	332	Sales
▼	-0.5%	428	Pending Sales
▲	9.1%	551	New Listings
▲	4.1%	\$450,000	Median List Price
▲	4.3%	\$456,475	Median Sales Price
▲	1.6%	\$250	Median Price Per Square Foot
▲	19.3%	\$187.3	Sold Dollar Volume (in millions)
—	0.0%	100.0%	Median Sold/Ask Price Ratio
▲	16.2%	39	Average Days on Market
▲	0.7%	711	Active Listings
▲	7.0%	2.2	Months of Supply
▲	26.5%	62	New Construction Sales



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## **Consumers Should Consult with a REALTOR®.**

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

## **Identify a Professional to Manage the Procedure.**

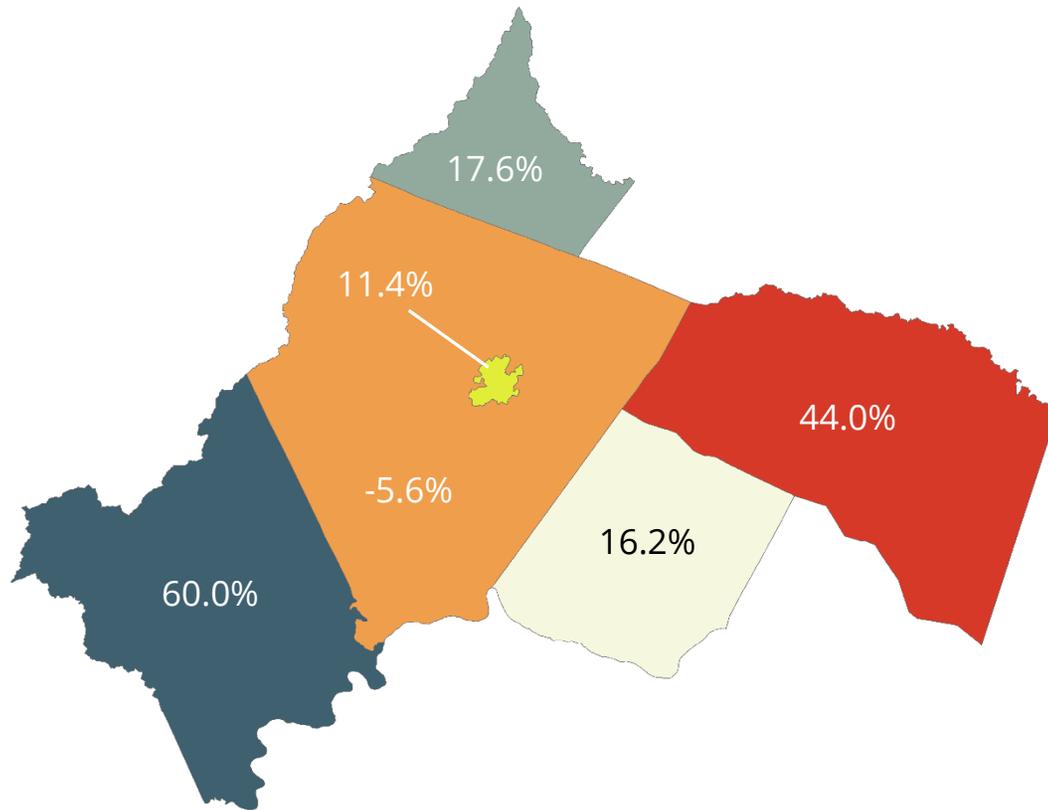
REALTORS® are well-informed about critical factors that affect your specific market area – such as changes in market conditions, consumer attitudes and interest rates.

## **Are You Ready to Buy or Sell Real Estate?**

Contact an experienced REALTOR®.

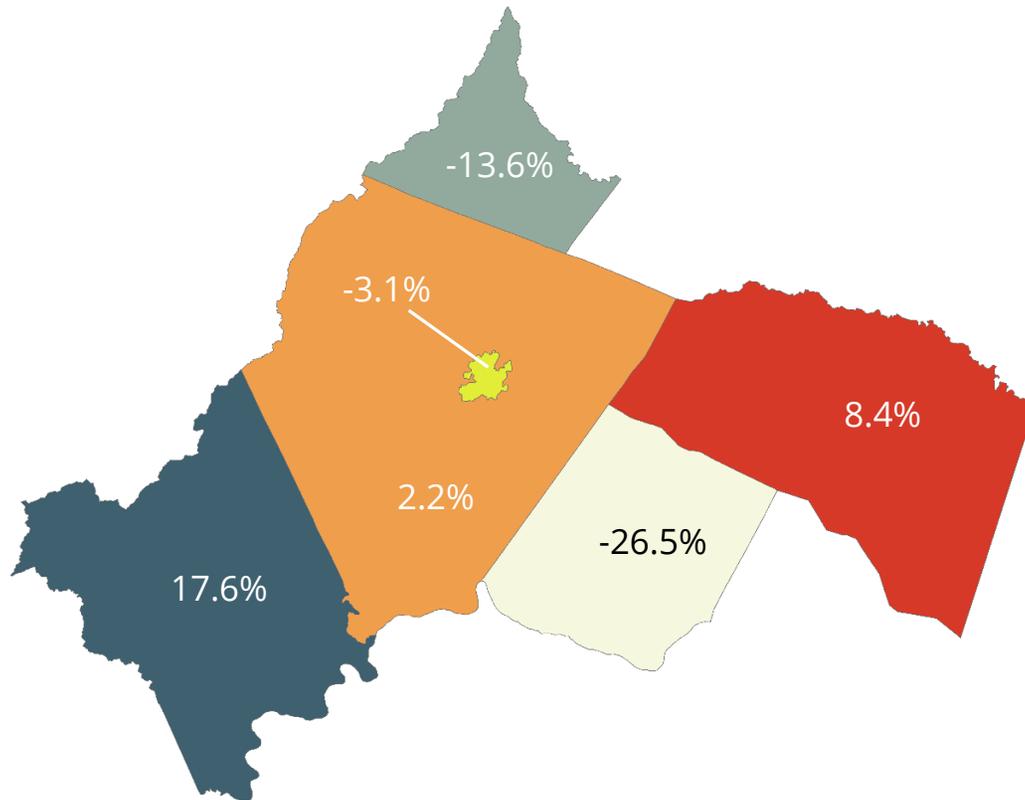


# Market Activity - CAAR Footprint



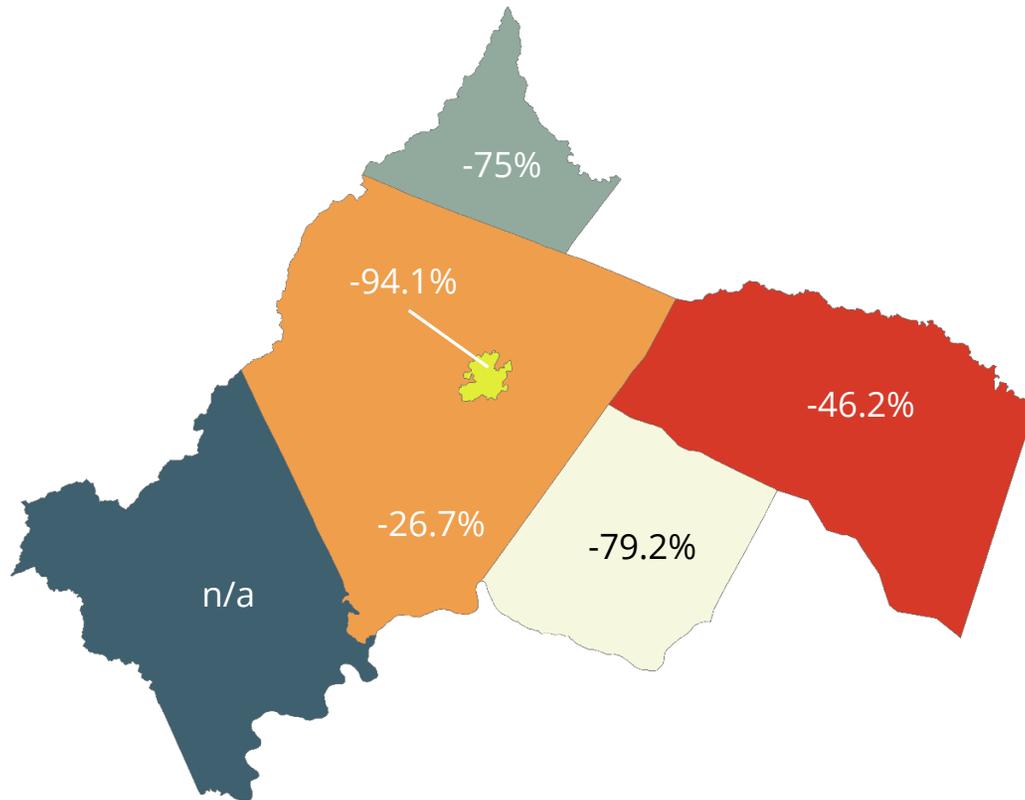
<i>Jurisdiction</i>	Total Sales		
	Apr-23	Apr-24	% Chg
Albemarle County	142	134	-5.6%
Charlottesville	35	39	11.4%
Fluvanna County	37	43	16.2%
Greene County	17	20	17.6%
Louisa County	50	72	44.0%
Nelson County	15	24	60.0%
<b>CAAR</b>	<b>296</b>	<b>332</b>	<b>12.2%</b>

# Active Listings: Total Inventory (includes proposed listings)



Jurisdiction	Active Listings		% Chg
	Apr-23	Apr-24	
Albemarle County	274	280	2.2%
Charlottesville	64	62	-3.1%
Fluvanna County	68	50	-26.5%
Greene County	59	51	-13.6%
Louisa County	167	181	8.4%
Nelson County	74	87	17.6%
<b>CAAR</b>	<b>706</b>	<b>711</b>	<b>0.7%</b>

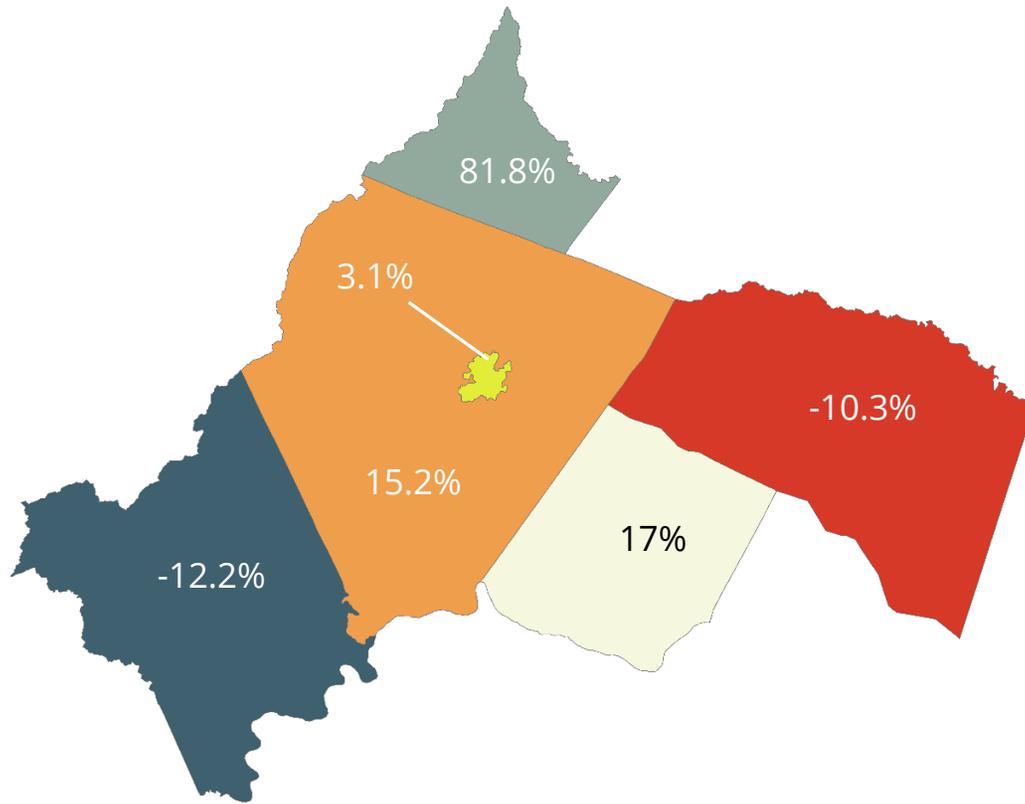
# Active Listings: Proposed Listings



Active Listings  
Proposed Listings

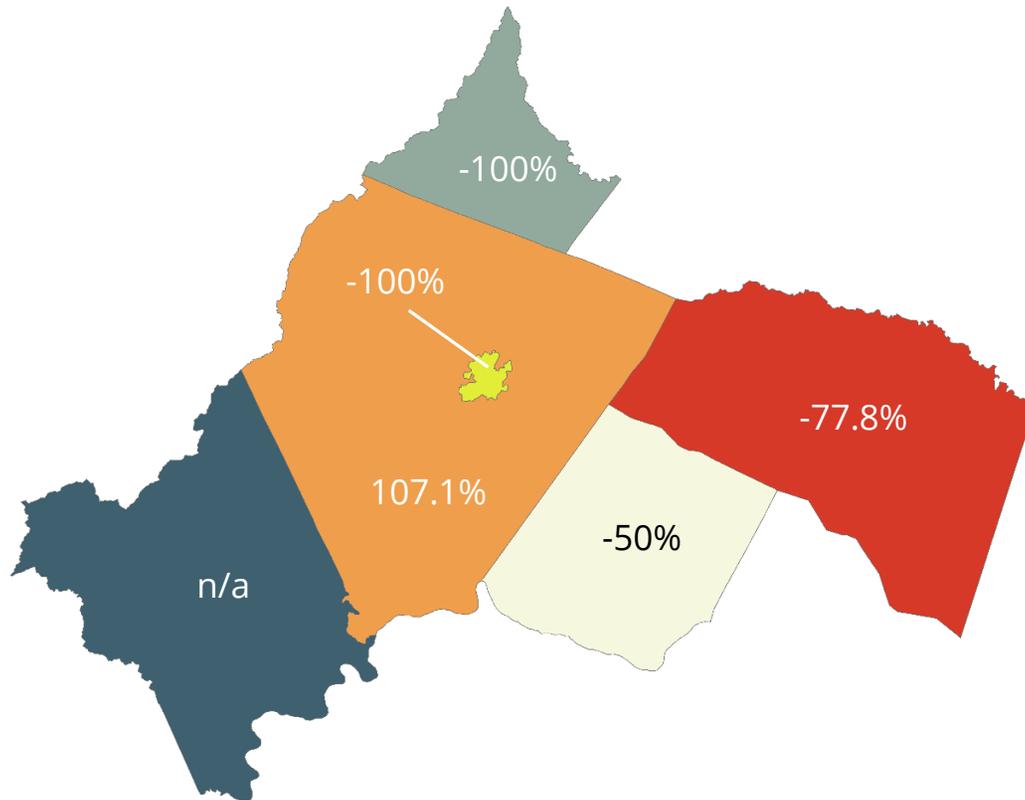
<i>Jurisdiction</i>	Apr-23	Apr-24	% Chg
Albemarle County	86	63	-26.7%
Charlottesville	17	1	-94.1%
Fluvanna County	24	5	-79.2%
Greene County	24	6	-75.0%
Louisa County	26	14	-46.2%
Nelson County	0	1	n/a
<b>CAAR</b>	<b>177</b>	<b>90</b>	<b>-49.2%</b>

# New Listings: Total Inventory (includes proposed listings)



Jurisdiction	New Listings		% Chg
	Apr-23	Apr-24	
Albemarle County	223	257	15.2%
Charlottesville	65	67	3.1%
Fluvanna County	47	55	17.0%
Greene County	22	40	81.8%
Louisa County	107	96	-10.3%
Nelson County	41	36	-12.2%
<b>CAAR</b>	<b>505</b>	<b>551</b>	<b>9.1%</b>

# New Listings: Proposed Listings



New Listings  
Proposed Listings

<i>Jurisdiction</i>	Apr-23	Apr-24	% Chg
Albemarle County	14	29	107.1%
Charlottesville	13	0	-100.0%
Fluvanna County	6	3	-50.0%
Greene County	1	0	-100.0%
Louisa County	18	4	-77.8%
Nelson County	0	0	n/a
<b>CAAR</b>	<b>52</b>	<b>36</b>	<b>-30.8%</b>

# Total Market Overview



Key Metrics	2-year Trends		Apr-23	Apr-24	YoY Chg	2023 YTD	2024 YTD	YoY Chg
	Apr-22	Apr-24						
Sales			296	<b>332</b>	12.2%	984	<b>1,026</b>	4.3%
Pending Sales			430	<b>428</b>	-0.5%	1,022	<b>1,432</b>	40.1%
New Listings			505	<b>551</b>	9.1%	1,281	<b>1,876</b>	46.4%
Median List Price			\$432,445	<b>\$450,000</b>	4.1%	\$400,000	<b>\$440,000</b>	10.0%
Median Sales Price			\$437,607	<b>\$456,475</b>	4.3%	\$401,200	<b>\$435,000</b>	8.4%
Median Price Per Square Foot			\$246	<b>\$250</b>	1.6%	\$231	<b>\$242</b>	4.7%
Sold Dollar Volume (in millions)			\$157.0	<b>\$187.3</b>	19.3%	\$502.0	<b>\$569.4</b>	13.4%
Median Sold/Ask Price Ratio			100.0%	<b>100.0%</b>	0.0%	100.0%	<b>100.0%</b>	0.0%
Average Days on Market			33	<b>39</b>	16.2%	45	<b>48</b>	6.4%
Active Listings			706	<b>711</b>	0.7%	n/a	<b>n/a</b>	n/a
Months of Supply			2.1	<b>2.2</b>	7.0%	n/a	<b>n/a</b>	n/a

# Single-Family Detached Market Overview



Key Metrics	2-year Trends		Apr-23	Apr-24	YoY Chg	2023 YTD	2024 YTD	YoY Chg
	Apr-22	Apr-24						
Sales			277	<b>311</b>	12.3%	900	<b>952</b>	5.8%
Pending Sales			401	<b>399</b>	-0.5%	941	<b>1,333</b>	41.7%
New Listings			471	<b>509</b>	8.1%	1,179	<b>1,742</b>	47.8%
Median List Price			\$440,000	<b>\$469,000</b>	6.6%	\$425,000	<b>\$450,775</b>	6.1%
Median Sales Price			\$449,625	<b>\$472,000</b>	5.0%	\$426,680	<b>\$450,000</b>	5.5%
Median Price Per Square Foot			\$244	<b>\$249</b>	1.8%	\$236	<b>\$244</b>	3.6%
Sold Dollar Volume (in millions)			\$151.5	<b>\$179.3</b>	18.4%	\$478.4	<b>\$544.8</b>	13.9%
Median Sold/Ask Price Ratio			100.0%	<b>100.0%</b>	0.0%	100.0%	<b>100.0%</b>	0.0%
Average Days on Market			34	<b>38</b>	12.5%	42	<b>46</b>	7.9%
Active Listings			654	<b>649</b>	-0.8%	n/a	<b>n/a</b>	n/a
Months of Supply			2.1	<b>2.3</b>	9.0%	n/a	<b>n/a</b>	n/a

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

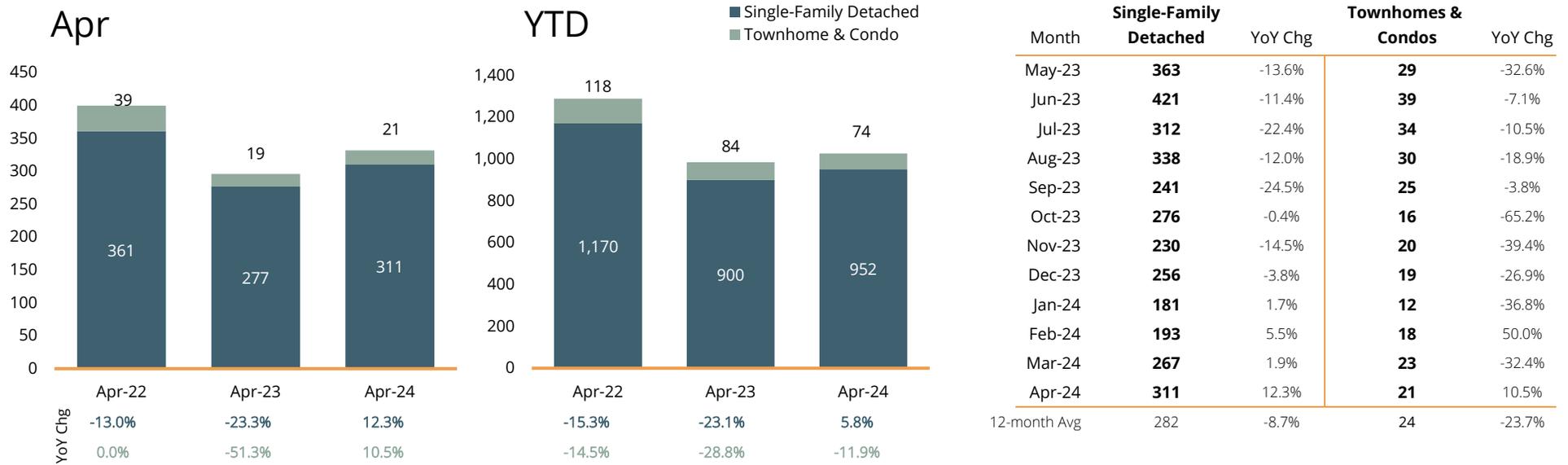
# Townhome & Condo Market Overview



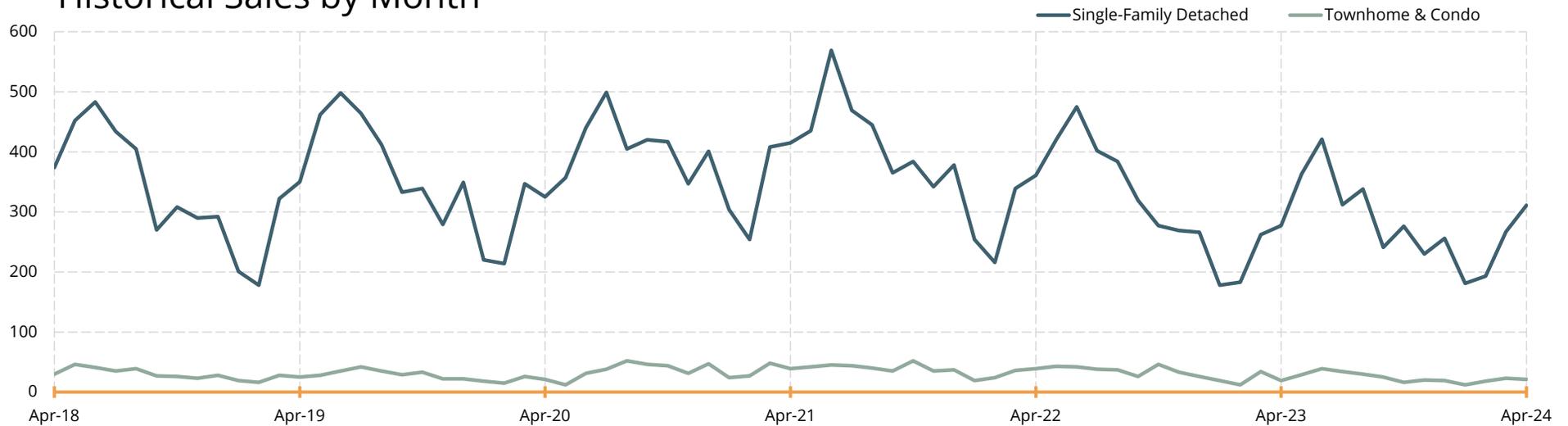
Key Metrics	2-year Trends		Apr-23	Apr-24	YoY Chg	2023 YTD	2024 YTD	YoY Chg
	Apr-22	Apr-24						
Sales			19	<b>21</b>	10.5%	84	<b>74</b>	-11.9%
Pending Sales			29	<b>29</b>	0.0%	81	<b>99</b>	22.2%
New Listings			34	<b>42</b>	23.5%	102	<b>134</b>	31.4%
Median List Price			\$275,000	<b>\$250,000</b>	-9.1%	\$260,000	<b>\$259,450</b>	-0.2%
Median Sales Price			\$277,900	<b>\$265,000</b>	-4.6%	\$256,000	<b>\$257,500</b>	0.6%
Median Price Per Square Foot			\$254	<b>\$255</b>	0.2%	\$236	<b>\$271</b>	15.0%
Sold Dollar Volume (in millions)			\$5.5	<b>\$8.0</b>	45.5%	\$23.6	<b>\$24.6</b>	4.3%
Median Sold/Ask Price Ratio			100.0%	<b>100.0%</b>	0.0%	99.5%	<b>98.8%</b>	-0.7%
Average Days on Market			24	<b>46</b>	94.8%	33	<b>37</b>	13.3%
Active Listings			52	<b>62</b>	19.2%	n/a	<b>n/a</b>	n/a
Months of Supply			1.7	<b>2.5</b>	51.5%	n/a	<b>n/a</b>	n/a

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

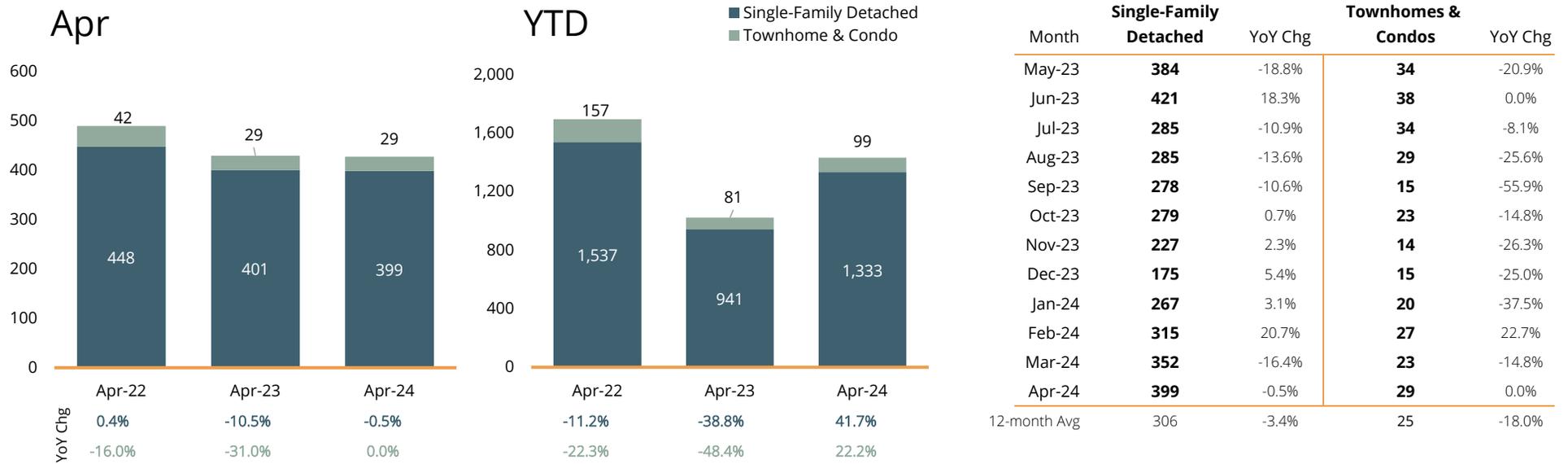
# Sales



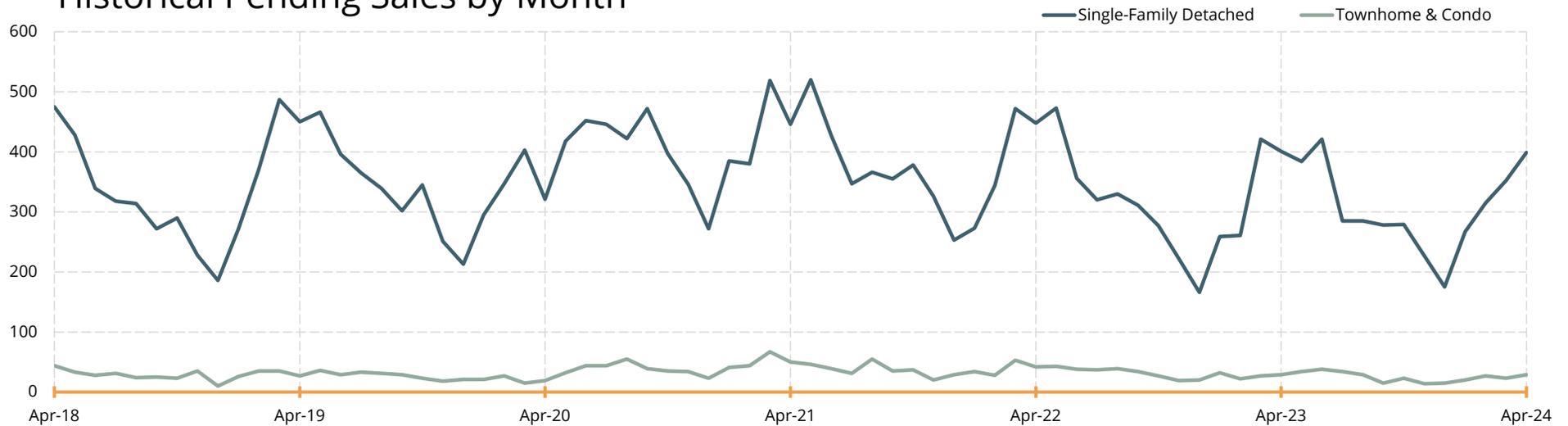
## Historical Sales by Month



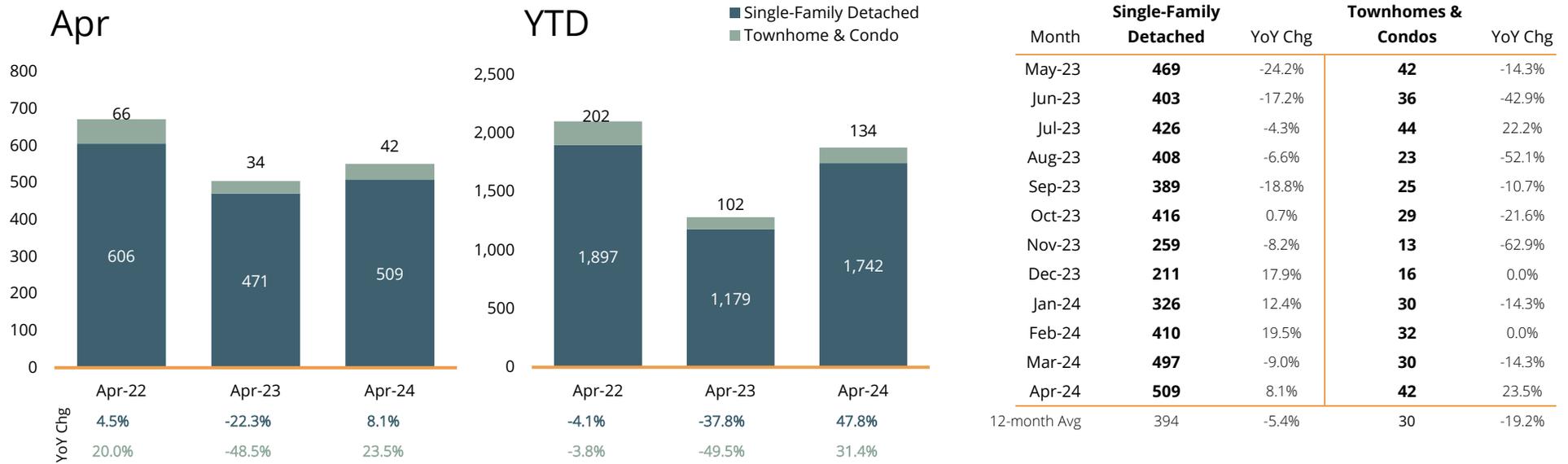
# Pending Sales



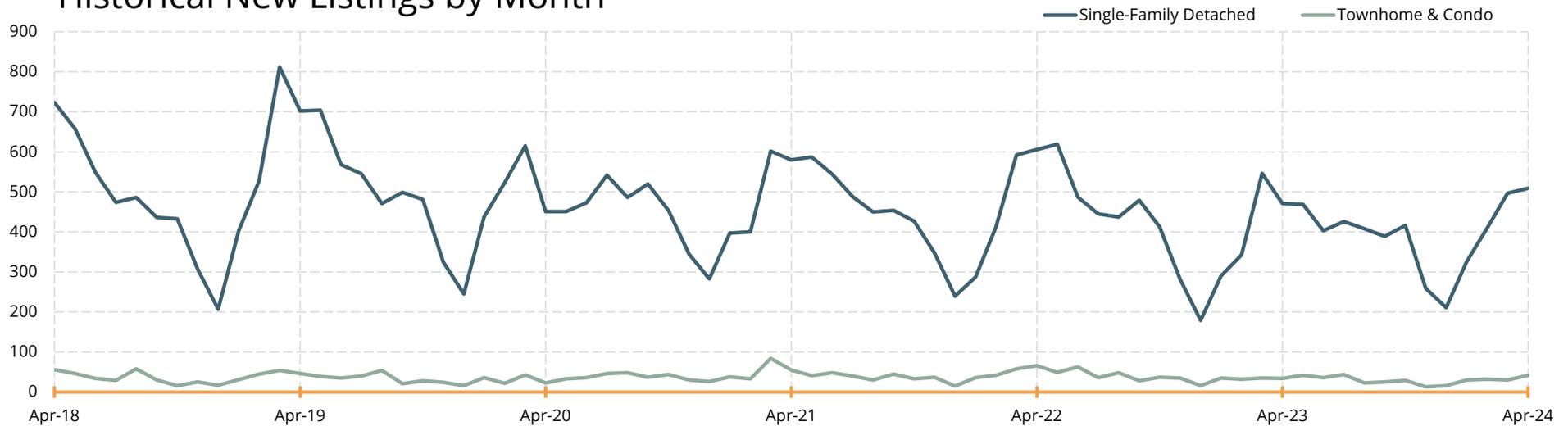
## Historical Pending Sales by Month



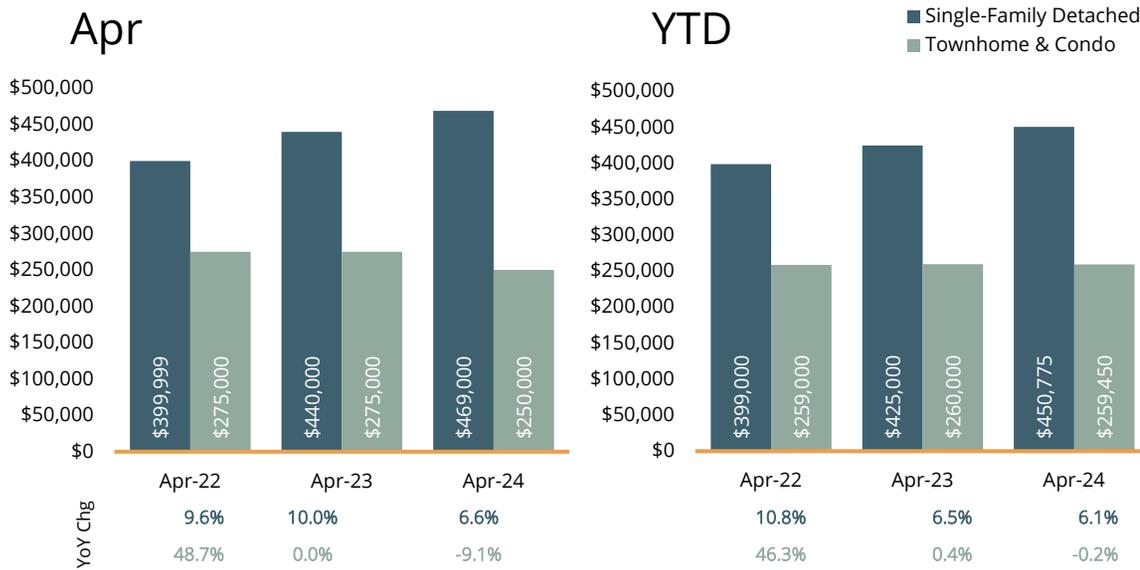
# New Listings



## Historical New Listings by Month

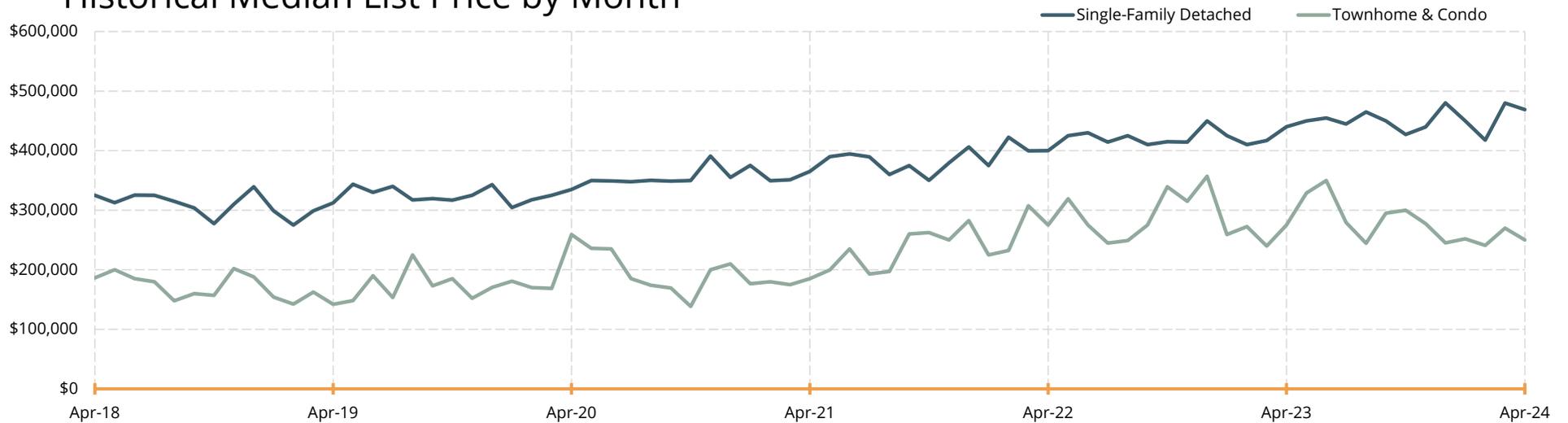


# Median List Price

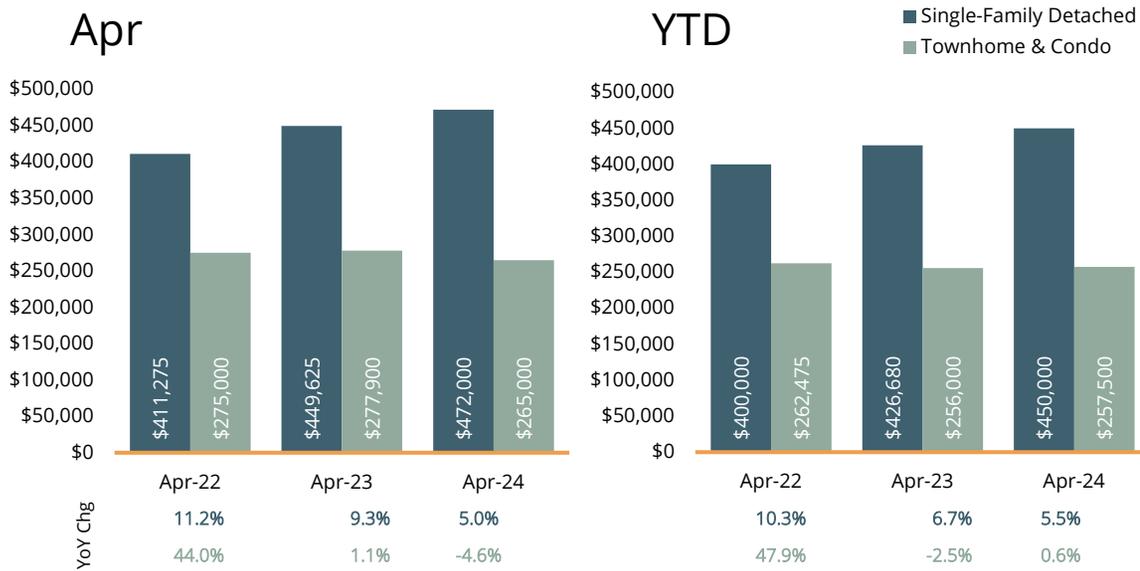


Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
May-23	\$450,000	5.9%	\$329,000	3.1%
Jun-23	\$455,000	5.8%	\$349,900	27.2%
Jul-23	\$444,705	7.4%	\$279,450	14.2%
Aug-23	\$464,950	9.4%	\$244,500	-1.8%
Sep-23	\$449,950	9.7%	\$295,000	7.3%
Oct-23	\$427,000	2.9%	\$300,000	-11.6%
Nov-23	\$439,850	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%
Mar-24	\$479,900	15.1%	\$270,000	12.5%
Apr-24	\$469,000	6.6%	\$250,000	-9.1%
12-month Avg	\$452,356	7.0%	\$277,775	-2.6%

## Historical Median List Price by Month

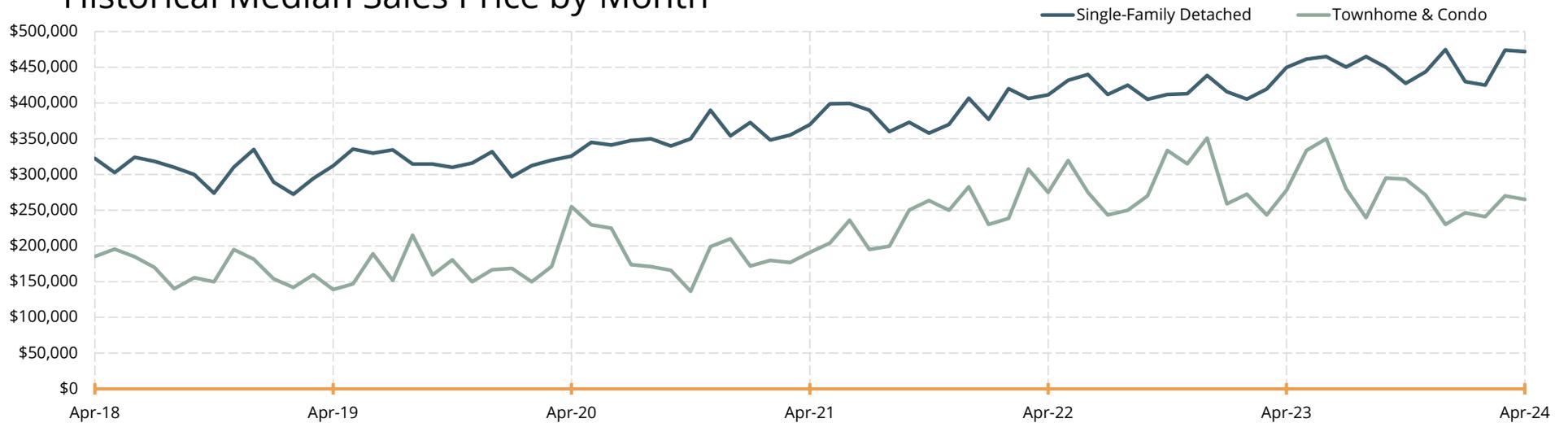


# Median Sales Price



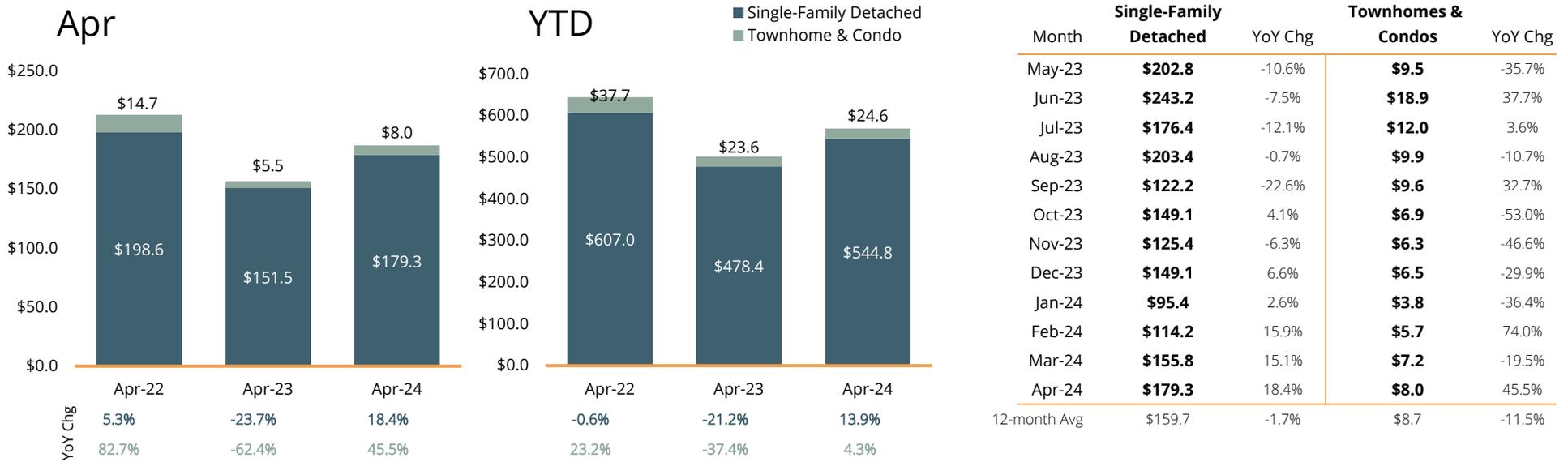
Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
May-23	\$461,500	6.9%	\$333,720	4.4%
Jun-23	\$465,000	5.7%	\$349,900	27.3%
Jul-23	\$450,273	9.3%	\$280,000	15.0%
Aug-23	\$465,000	9.4%	\$239,500	-4.2%
Sep-23	\$450,000	11.1%	\$295,000	9.3%
Oct-23	\$427,500	3.8%	\$293,500	-12.0%
Nov-23	\$443,834	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%
Mar-24	\$474,000	13.0%	\$270,000	11.0%
Apr-24	\$472,000	5.0%	\$265,000	-4.6%
12-month Avg	\$453,238	7.3%	\$276,239	-2.8%

## Historical Median Sales Price by Month

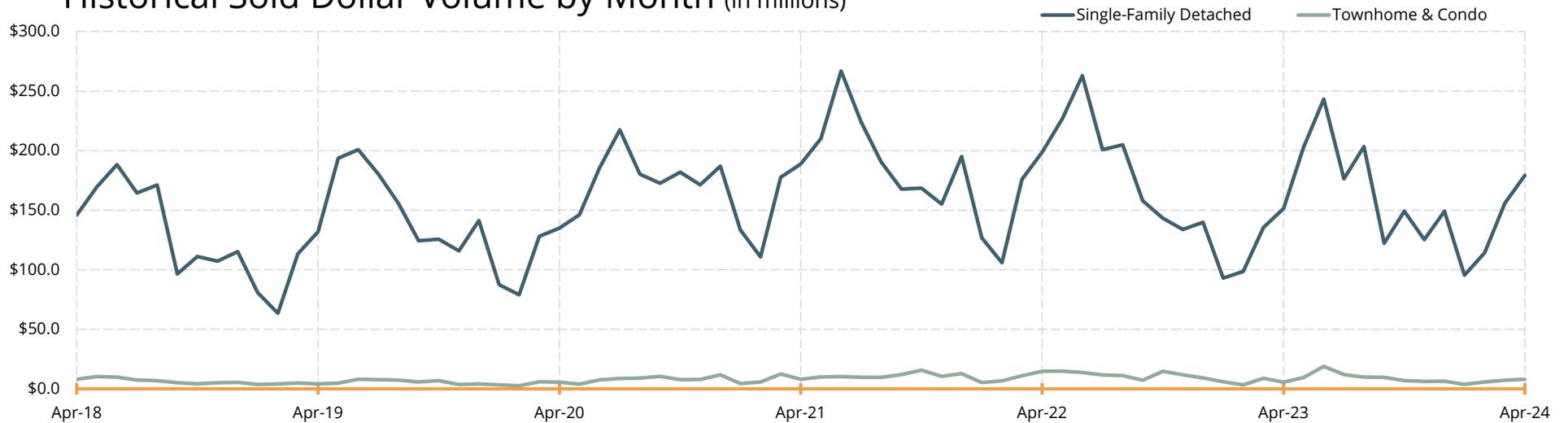


Source: Virginia REALTORS®, data accessed May 15, 2024

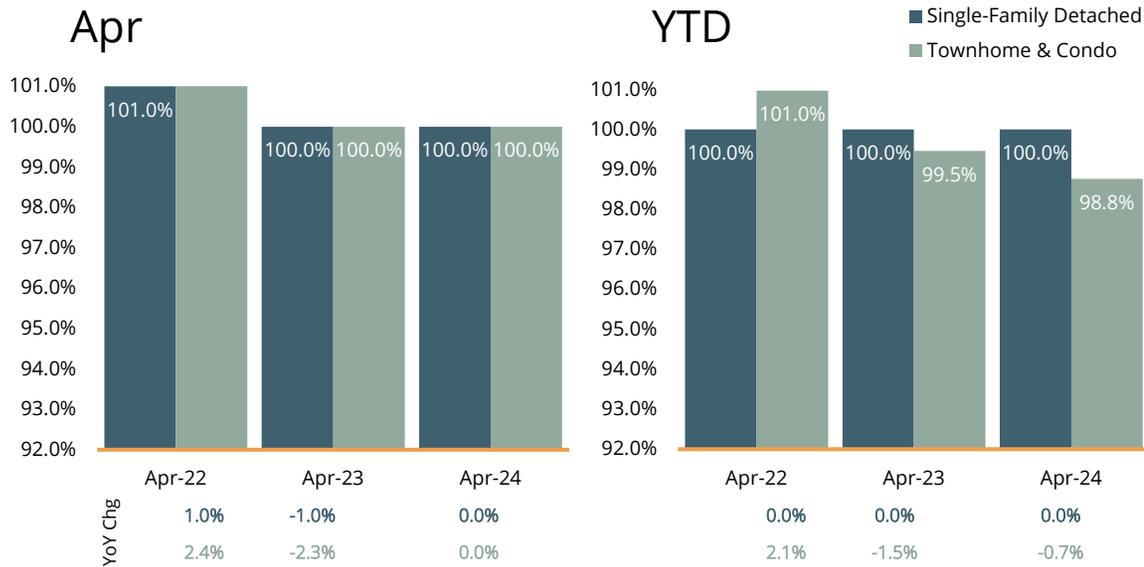
# Sold Dollar Volume (in millions)



## Historical Sold Dollar Volume by Month (in millions)

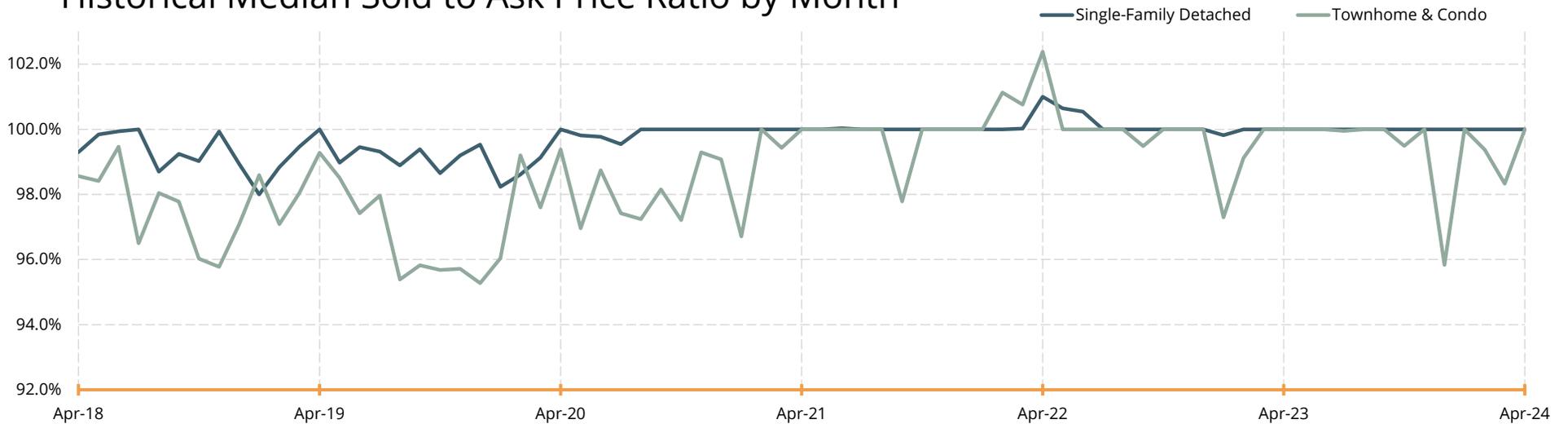


# Median Sold to Ask Price Ratio

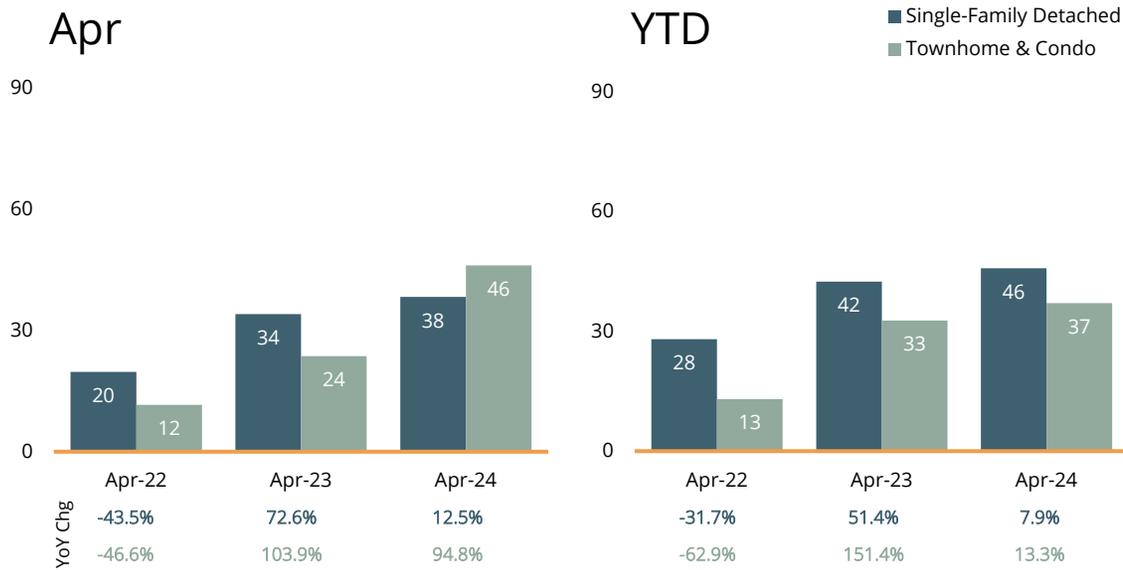


Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
May-23	100.0%	-0.6%	100.0%	0.0%
Jun-23	100.0%	-0.5%	100.0%	0.0%
Jul-23	100.0%	0.0%	99.9%	-0.1%
Aug-23	100.0%	0.0%	100.0%	0.0%
Sep-23	100.0%	0.0%	100.0%	0.5%
Oct-23	100.0%	0.0%	99.5%	-0.5%
Nov-23	100.0%	0.0%	100.0%	0.0%
Dec-23	100.0%	0.0%	95.8%	-4.2%
Jan-24	100.0%	0.2%	100.0%	2.8%
Feb-24	100.0%	0.0%	99.4%	0.3%
Mar-24	100.0%	0.0%	98.3%	-1.7%
Apr-24	100.0%	0.0%	100.0%	0.0%
12-month Avg	100.0%	-0.1%	99.4%	-0.2%

## Historical Median Sold to Ask Price Ratio by Month

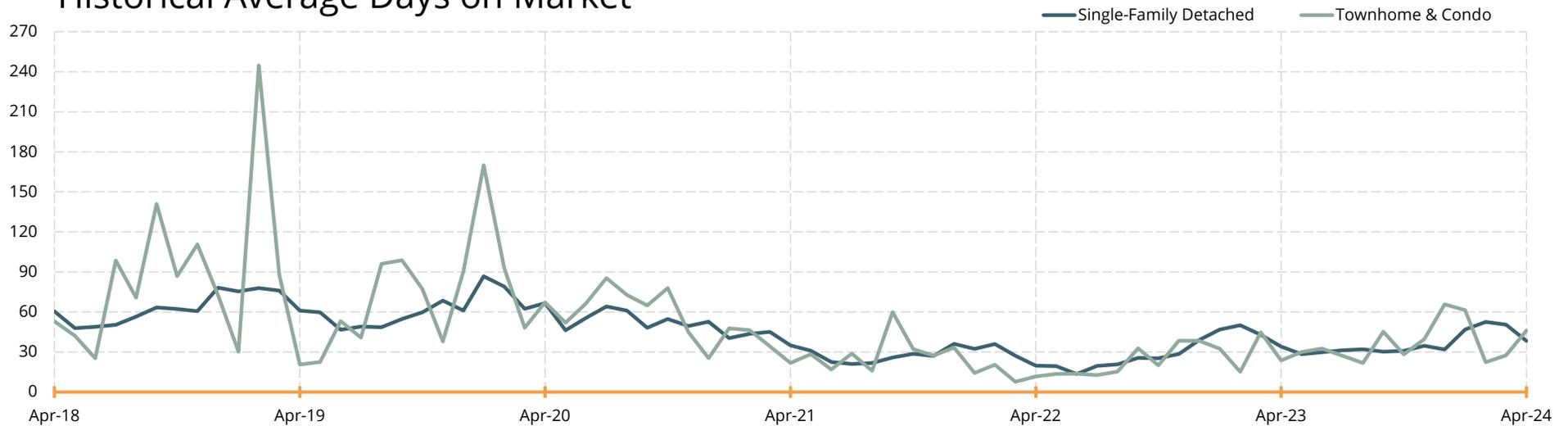


# Average Days on Market

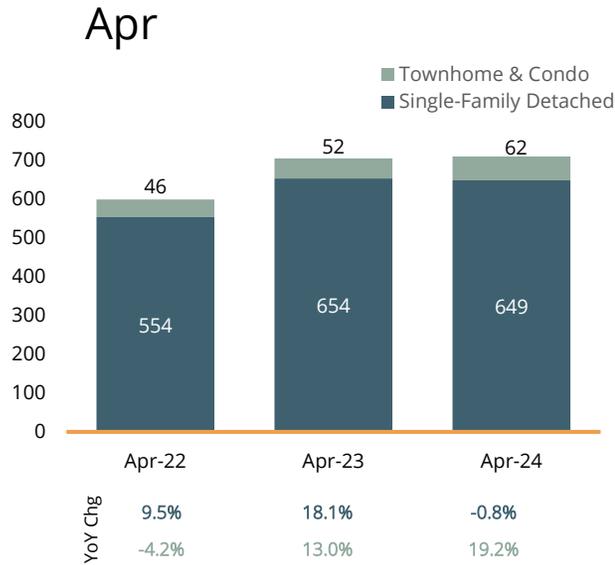


Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
May-23	28	45.8%	30	121.4%
Jun-23	30	121.5%	33	137.0%
Jul-23	31	59.9%	27	115.1%
Aug-23	32	54.8%	22	41.5%
Sep-23	30	18.4%	45	38.3%
Oct-23	31	22.2%	28	40.6%
Nov-23	35	21.6%	40	3.1%
Dec-23	32	-18.4%	66	71.4%
Jan-24	47	-0.2%	61	89.4%
Feb-24	53	5.1%	22	46.8%
Mar-24	51	17.6%	27	-38.8%
Apr-24	38	12.5%	46	94.8%
12-month Avg	36	19.7%	37	48.7%

## Historical Average Days on Market

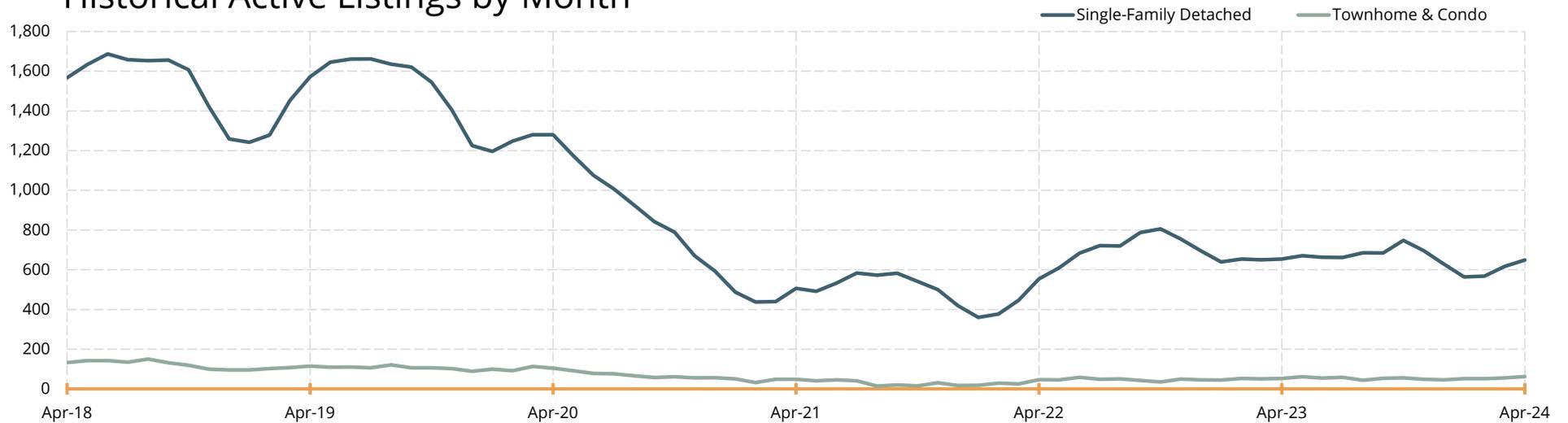


# Active Listings



Month	Single-Family		Townhomes & Condos	
	Detached	YoY Chg	Condos	YoY Chg
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%
Mar-24	617	-5.1%	55	10.0%
Apr-24	649	-0.8%	62	19.2%
12-month Avg	653	-6.4%	53	11.6%

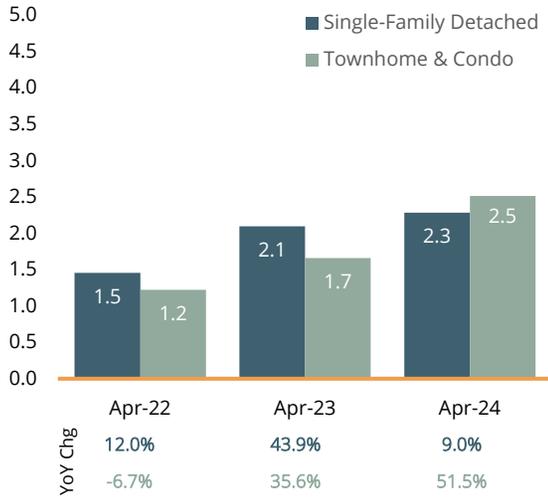
## Historical Active Listings by Month



# Months of Supply



## Apr

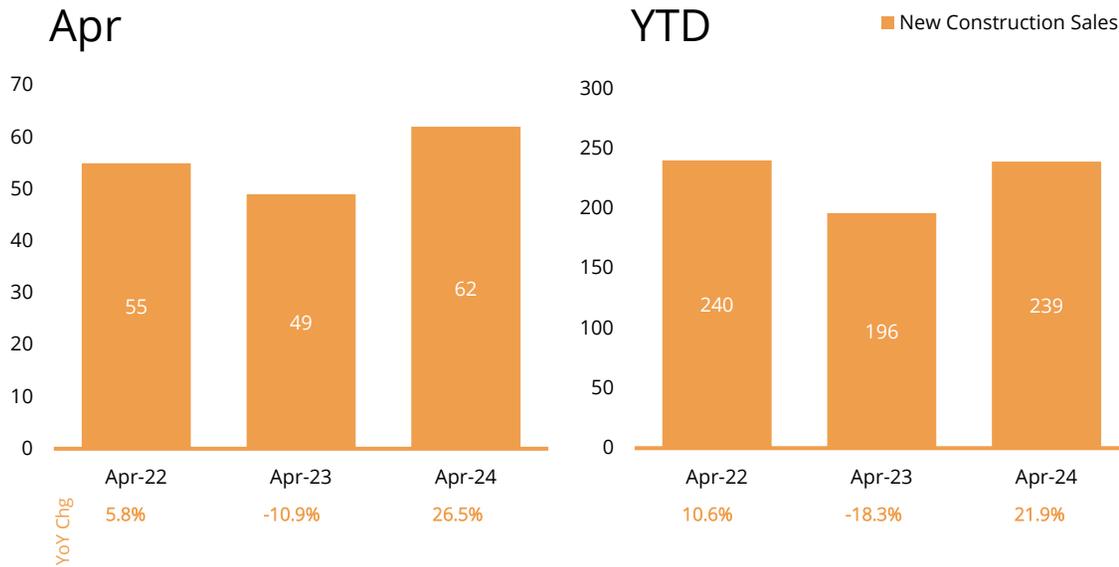


Month	Single-Family		Townhomes & Condos	
	Detached	YoY Chg	Condos	YoY Chg
May-23	2.2	36.3%	2.0	68.8%
Jun-23	2.2	19.6%	1.8	16.2%
Jul-23	2.2	14.2%	2.0	49.7%
Aug-23	2.4	18.5%	1.5	7.9%
Sep-23	2.4	9.7%	1.8	55.9%
Oct-23	2.6	14.2%	2.0	105.6%
Nov-23	2.5	12.9%	1.8	32.2%
Dec-23	2.2	8.3%	1.8	33.6%
Jan-24	2.0	3.3%	2.0	58.4%
Feb-24	2.0	0.4%	2.0	28.0%
Mar-24	2.2	7.7%	2.2	48.2%
Apr-24	2.3	9.0%	2.5	51.5%
12-month Avg	2.3	12.4%	2.0	44.1%

## Historical Months of Supply by Month

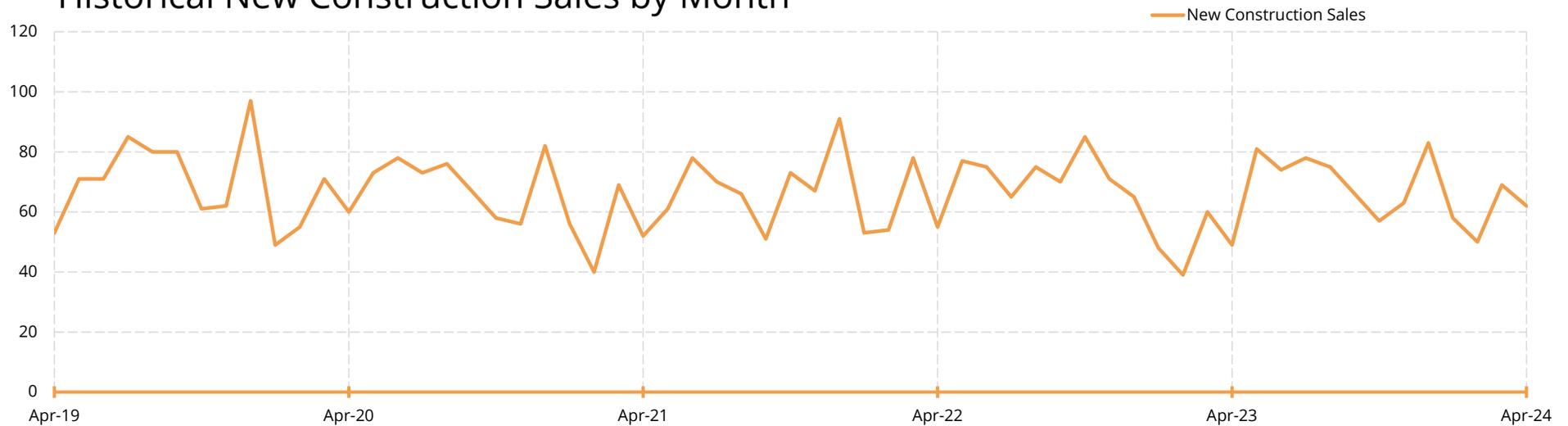


# New Construction Sales



Month	Sales	YoY Chg
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%
Mar-24	69	15.0%
Apr-24	62	26.5%
12-month Avg	68	4.7%

## Historical New Construction Sales by Month



# Area Overview - Total Market



Geography	New Listings			Sales			Median Sales Price			Active Listings			Months Supply		
	Apr-23	Apr-24	% chg	Apr-23	Apr-24	% chg	Apr-23	Apr-24	% chg	Apr-23	Apr-24	% chg	Apr-23	Apr-24	% chg
Albemarle County	223	<b>257</b>	15.2%	142	<b>134</b>	-5.6%	\$506,389	<b>\$526,928</b>	4.1%	274	<b>280</b>	2.2%	1.9	<b>2.1</b>	15.4%
Charlottesville	65	<b>67</b>	3.1%	35	<b>39</b>	11.4%	\$510,000	<b>\$568,000</b>	11.4%	64	<b>62</b>	-3.1%	1.6	<b>1.8</b>	14.4%
Fluvanna County	47	<b>55</b>	17.0%	37	<b>43</b>	16.2%	\$350,000	<b>\$345,000</b>	-1.4%	68	<b>50</b>	-26.5%	1.5	<b>1.5</b>	-6.0%
Greene County	22	<b>40</b>	81.8%	17	<b>20</b>	17.6%	\$344,000	<b>\$427,275</b>	24.2%	59	<b>51</b>	-13.6%	2.6	<b>2.7</b>	6.6%
Louisa County	107	<b>96</b>	-10.3%	50	<b>72</b>	44.0%	\$355,725	<b>\$413,546</b>	16.3%	167	<b>181</b>	8.4%	2.7	<b>2.8</b>	3.3%
Nelson County	41	<b>36</b>	-12.2%	15	<b>24</b>	60.0%	\$294,000	<b>\$418,750</b>	42.4%	74	<b>87</b>	17.6%	2.7	<b>3.3</b>	20.9%

# Area Overview - Total Market YTD



Geography	New Listings YTD			Sales YTD			Median Sales Price YTD			Active Listings YTD		
	Apr-23	Apr-24	% chg	Apr-23	Apr-24	% chg	Apr-23	Apr-24	% chg	Apr-23	Apr-24	% chg
Albemarle County	593	<b>614</b>	3.5%	299	<b>275</b>	-8.0%	\$458,798	<b>\$526,900</b>	14.8%	279	<b>255</b>	-8.6%
Charlottesville	114	<b>138</b>	21.1%	64	<b>74</b>	15.6%	\$377,500	<b>\$482,000</b>	27.7%	54	<b>49</b>	-9.3%
Fluvanna County	143	<b>117</b>	-18.2%	83	<b>67</b>	-19.3%	\$336,000	<b>\$341,000</b>	1.5%	70	<b>43</b>	-38.6%
Greene County	80	<b>85</b>	6.3%	47	<b>49</b>	4.3%	\$389,900	<b>\$365,000</b>	-6.4%	62	<b>50</b>	-19.4%
Louisa County	275	<b>285</b>	3.6%	135	<b>166</b>	23.0%	\$369,900	<b>\$384,425</b>	3.9%	173	<b>195</b>	12.7%
Nelson County	76	<b>86</b>	13.2%	60	<b>63</b>	5.0%	\$325,000	<b>\$385,000</b>	18.5%	62	<b>80</b>	29.0%

# Area Overview - Single Family Detached Market



Geography	New Listings			Sales			Median Sales Price			Active Listings			Months Supply		
	Apr-23	Apr-24	% chg	Apr-23	Apr-24	% chg	Apr-23	Apr-24	% chg	Apr-23	Apr-24	% chg	Apr-23	Apr-24	% chg
Albemarle County	210	<b>239</b>	13.8%	131	<b>124</b>	-5.3%	\$530,000	<b>\$536,779</b>	1.3%	263	<b>266</b>	1.1%	2.0	<b>2.2</b>	11.2%
Charlottesville	59	<b>50</b>	-15.3%	31	<b>34</b>	9.7%	\$530,000	<b>\$574,000</b>	8.3%	53	<b>47</b>	-11.3%	1.6	<b>1.6</b>	3.9%
Fluvanna County	47	<b>54</b>	14.9%	37	<b>43</b>	16.2%	\$350,000	<b>\$345,000</b>	-1.4%	68	<b>49</b>	-27.9%	1.5	<b>1.4</b>	-8.1%
Greene County	22	<b>40</b>	81.8%	17	<b>20</b>	17.6%	\$344,000	<b>\$427,275</b>	24.2%	59	<b>51</b>	-13.6%	2.6	<b>2.8</b>	7.1%
Louisa County	101	<b>95</b>	-5.9%	50	<b>71</b>	42.0%	\$355,725	<b>\$413,000</b>	16.1%	163	<b>177</b>	8.6%	2.7	<b>2.8</b>	5.2%
Nelson County	32	<b>31</b>	-3.1%	11	<b>19</b>	72.7%	\$315,000	<b>\$460,000</b>	46.0%	48	<b>59</b>	22.9%	2.6	<b>3.1</b>	18.0%

# Area Overview - Single Family Detached Market YTD



Geography	New Listings YTD			Sales YTD			Median Sales Price YTD			Active Listings YTD		
	Apr-23	Apr-24	% chg	Apr-23	Apr-24	% chg	Apr-23	Apr-24	% chg	Apr-23	Apr-24	% chg
Albemarle County	532	<b>818</b>	53.8%	393	<b>380</b>	-3.3%	\$500,000	<b>\$540,000</b>	8.0%	265	<b>266</b>	0.4%
Charlottesville	103	<b>166</b>	61.2%	87	<b>94</b>	8.0%	\$435,000	<b>\$550,000</b>	26.4%	43	<b>47</b>	9.3%
Fluvanna County	142	<b>171</b>	20.4%	120	<b>110</b>	-8.3%	\$345,000	<b>\$345,000</b>	0.0%	70	<b>49</b>	-30.0%
Greene County	80	<b>125</b>	56.3%	64	<b>69</b>	7.8%	\$385,000	<b>\$399,990</b>	3.9%	62	<b>51</b>	-17.7%
Louisa County	274	<b>378</b>	38.0%	185	<b>235</b>	27.0%	\$360,000	<b>\$391,250</b>	8.7%	172	<b>177</b>	2.9%
Nelson County	48	<b>84</b>	75.0%	51	<b>64</b>	25.5%	\$385,000	<b>\$506,000</b>	31.4%	38	<b>59</b>	55.3%

# Area Overview - Townhome & Condo Market



Geography	New Listings			Sales			Median Sales Price			Active Listings			Months Supply		
	Apr-23	Apr-24	% chg	Apr-23	Apr-24	% chg	Apr-23	Apr-24	% chg	Apr-23	Apr-24	% chg	Apr-23	Apr-24	% chg
Albemarle County	13	<b>18</b>	38.5%	11	<b>10</b>	-9.1%	\$277,900	<b>\$225,000</b>	-19.0%	11	<b>14</b>	27%	0.7	<b>1.3</b>	86%
Charlottesville	6	<b>17</b>	183.3%	4	<b>5</b>	25.0%	\$351,000	<b>\$522,000</b>	48.7%	11	<b>15</b>	36.4%	1.8	<b>3.0</b>	67.7%
Fluvanna County	0	<b>1</b>	n/a	0	<b>0</b>	n/a	\$0	<b>\$0</b>	n/a	0	<b>1</b>	n/a	0.0	<b>0.0</b>	n/a
Greene County	0	<b>0</b>	n/a	0	<b>0</b>	n/a	\$0	<b>\$0</b>	n/a	0	<b>0</b>	n/a	0.0	<b>0.0</b>	n/a
Louisa County	6	<b>1</b>	-83.3%	0	<b>1</b>	n/a	\$0	<b>\$615,000</b>	n/a	4	<b>4</b>	0.0%	12.0	<b>3.0</b>	-75.0%
Nelson County	9	<b>5</b>	-44.4%	4	<b>5</b>	25.0%	\$199,500	<b>\$219,000</b>	9.8%	26	<b>28</b>	7.7%	2.9	<b>3.8</b>	29.5%

# Area Overview - Townhome & Condo Market YTD



Geography	New Listings YTD			Sales YTD			Median Sales Price YTD			Active Listings YTD		
	Apr-23	Apr-24	% chg	Apr-23	Apr-24	% chg	Apr-23	Apr-24	% chg	Apr-23	Apr-24	% chg
Albemarle County	61	<b>53</b>	-13.1%	48	<b>29</b>	-39.6%	\$253,000	<b>\$235,000</b>	-7.1%	14	<b>14</b>	0.0%
Charlottesville	11	<b>39</b>	254.5%	12	<b>19</b>	58.3%	\$293,000	<b>\$301,000</b>	2.7%	11	<b>15</b>	36.4%
Fluvanna County	1	<b>1</b>	0.0%	0	<b>0</b>	n/a	\$0	<b>\$0</b>	n/a	0	<b>1</b>	n/a
Greene County	0	<b>0</b>	n/a	0	<b>0</b>	n/a	\$0	<b>\$0</b>	n/a	0	<b>0</b>	n/a
Louisa County	1	<b>3</b>	200.0%	0	<b>3</b>	n/a	\$0	<b>\$717,350</b>	n/a	1	<b>4</b>	300.0%
Nelson County	28	<b>38</b>	35.7%	24	<b>23</b>	-4.2%	\$238,000	<b>\$235,000</b>	-1.3%	24	<b>28</b>	16.7%



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

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