ALTOSResearch
Real-Time Real Estate Data

Albemarle County, VA Market Update
Sunday March 14, 2010

Real-Time Market Profile

Median Price	$ 214,155
Most Expensive Listing	$ 429,500
Asking Price per Square Foot	$ 148
Average Days on Market	157
Total Inventory	234
Percent of Properties with Price Decrease	40 %
Percent Relisted (reset DOM)	30 %
Percent Flip (price increased)	15 %
New Listings	21
Absorbed This Week	6
Median House Size (sq ft)	1,440
Median Lot Size	8,001 - 10,000 sq ft
Median Age	17

Altos Research Value Statistics

Market Action Index	Cool. Buyer's Market	24

THIS WEEK

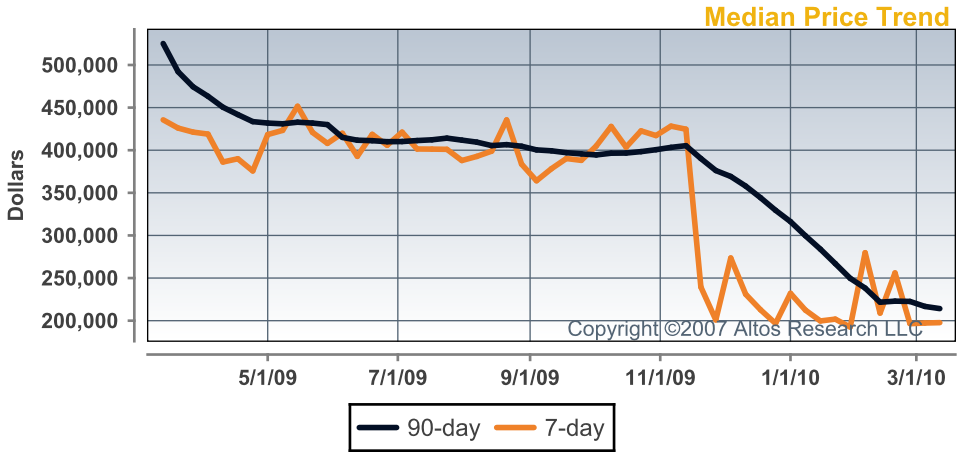
The Albemarle County, VA Report this week looked at 234 homes on the market. The median price this week is $214,154. These homes have been on the market for an average of 157 days.

The Market Action Index measures available supply relative to the current level of demand. Index value above 30 indicates conditions favor the seller.

PRICE

Home prices in Albemarle County, VA have stayed relatively stable in recent weeks. This week median price is $214,154.

Median Price Trend



NEIGHBORHOODS

Homes in each zip code included in this report.

Zip Code	Median Price	Med. Sqft	Inven.	New List.	Ab-sorbed	Avg. DoM
CHARLOTTESVILLE, 22901	$ 197,721	1,330	134	37	39	156
CHARLOTTESVILLE, 22911	$ 248,360	1,694	95	28	28	188
CROZET, 22932	$ 220,554	1,776	11	1	0	89
NORTH GARDEN, 22959	$ 226,000	1,015	1	0	0	189

About this report

This report is published by Altos Research. The data for this report is calculated from properties on the market. When evaluating a particular property, make sure you use comparable sales data in addition to the market trend information available in this report. The data presented in this report is accurate to the best of our knowledge, but cannot be guaranteed as such. Do not rely on this report for accuracy. This report is not a recommendation to buy or to sell real estate. We recommend you work with a licensed real estate agent or broker.

www.AltosResearch.com

Copyright 2005-2009 Altos Research LLC