ALTOSResearch
Real-Time Real Estate Data

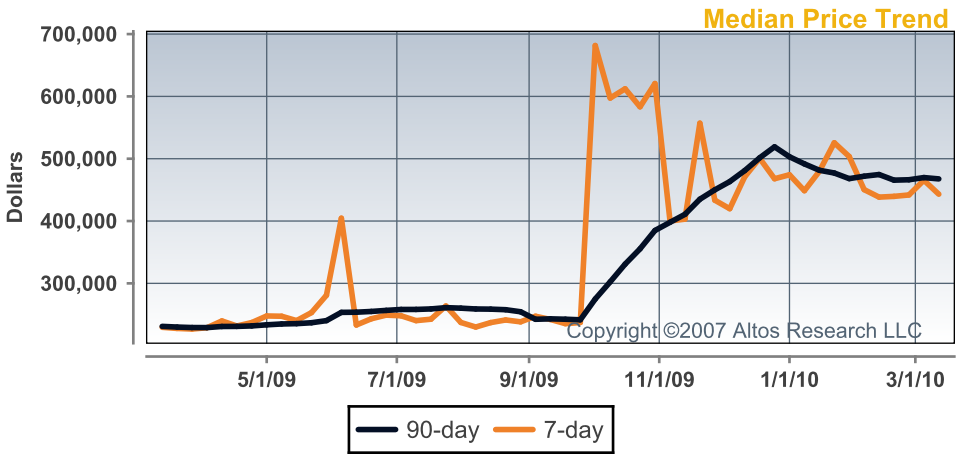
Albemarle County, VA Market Update
Sunday March 14, 2010

Real-Time Market Profile

Median Price	$ 467,609
Most Expensive Listing	$ 17,000,000
Asking Price per Square Foot	$ 180
Average Days on Market	104
Total Inventory	614
Percent of Properties with Price Decrease	24 %
Percent Relisted (reset DOM)	8 %
Percent Flip (price increased)	3 %
New Listings	87
Absorbed This Week	33
Median House Size (sq ft)	2,548
Median Lot Size	5.0 - 10.0 acres
Median Age	18

Altos Research Value Statistics

Market Action Index	Cool. Buyer's Market	21



Zip Code	Median Price	Med. Sqft	Inven.	New List.	Ab-sorbed	Avg. DoM
CHARLOTTESVILLE, 22901	$ 398,048	2,494	172	19	24	133
CHARLOTTESVILLE, 22911	$ 367,790	2,478	93	10	8	119
COVESVILLE, 22931	$ 1,867,192	1,600	6	0	0	128
CROZET, 22932	$ 394,624	2,327	59	12	10	91
EARLYSVILLE, 22936	$ 603,677	3,038	49	2	2	109
ESMONT, 22937	$ 189,057	1,567	15	4	4	137
FREE UNION, 22940	$ 1,373,846	2,759	10	1	1	122
GREENWOOD, 22943	$ 278,415	1,992	8	1	0	111
KESWICK, 22947	$ 706,362	3,664	85	9	9	155
NORTH GARDEN, 22959	$ 576,588	2,121	12	1	0	169
SCOTTSVILLE, 24590	$ 230,085	1,780	75	6	7	155

THIS WEEK

The Albemarle County, VA Report this week looked at 614 homes on the market. The median price this week is $467,609. These homes have been on the market for an average of 104 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 $467,609.

NEIGHBORHOODS

Homes in each zip code included in this report.

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.

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