



# ALTOSResearch

Real-Time Real Estate Data

## Real-Time Market Profile

Median Price	\$ 451,772	← →
Most Expensive Listing	\$ 17,000,000	
Asking Price per Square Foot	\$ 182	
Average Days on Market	87	↓
Total Inventory	827	
Percent of Properties with Price Decrease	28 %	
Percent Relisted (reset DOM)	7 %	
Percent Flip (price increased)	3 %	
New Listings	63	
Absorbed This Week	34	
Median House Size (sq ft)	2,544	
Median Lot Size	2.5 - 5.0 acres	
Median Age	18	

## Altos Research Value Statistics

Market Action Index	<b>Cold! Buyer's Market</b>	18 ↓
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## Albemarle County, VA Market Update

Sunday May 16, 2010

### THIS WEEK

The Albemarle County, VA Report this week looked at 827 homes on the market. The median price this week is \$451,771. These homes have been on the market for an average of 87 days.

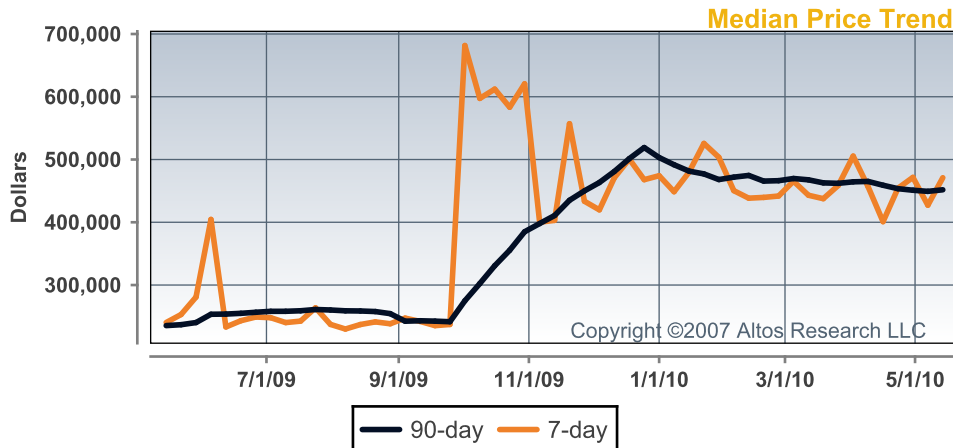
The Market Action Index measures available supply relative to the current level of demand. Index value above 30 indicates conditions favor the seller.

### PRICE

Home prices in Albemarle County, VA have stayed relatively stable in recent weeks. This week median price is \$451,771.

### 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	\$ 394,823	2,464	215	25	25	132
CHARLOTTESVILLE, 22911	\$ 340,514	2,333	123	14	16	115
COVESVILLE, 22931	\$ 1,229,615	1,663	16	6	6	119
CROZET, 22932	\$ 405,552	2,466	86	9	6	92
EARLYSVILLE, 22936	\$ 610,162	3,194	59	5	3	117
ESMONT, 22937	\$ 226,939	1,767	19	3	1	133
FREE UNION, 22940	\$ 984,808	2,574	13	1	1	133
GREENWOOD, 22943	\$ 310,677	2,024	8	0	0	149
KESWICK, 22947	\$ 773,454	3,913	87	11	10	162
NORTH GARDEN, 22959	\$ 387,027	2,184	19	1	1	150
SCOTTSVILLE, 24590	\$ 217,027	1,776	79	6	5	153

## 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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