Charlottesville City, VA

Monthly Market Statistics - Detailed Report

July-2011

Sold Summary

	Jul-2011	Jul-2010	% Change
Sold Dollar Volume	$10,758,495	$10,383,910	3.61%
Avg Sold Price	$298,847	$324,497	-7.90%
Median Sold Price	$205,750	$292,500	-29.66%
Units Sold	36	32	12.50%
Avg Days on Market	109	159	-31.45%
Avg List Price for Solds	$319,636	$344,298	-7.16%
Avg SP to OLP Ratio	91.5%	91.5%	0.04%
Ratio of Avg SP to Avg OLP	88.1%	90.4%	-2.54%
Attached Avg Sold Price	$165,362	$326,926	-49.42%
Detached Avg Sold Price	$374,295	$323,393	15.74%
Attached Units Sold	13	10	30.00%
Detached Units Sold	23	22	4.55%

Notes:

- SP = Sold Price
- OLP = Original List Price
- LP = List Price (at time of sale)

Inventory

	Jul-2011	Jul-2010	% Change
Active Listings	306	382	-19.90%
New Listings	48	65	-26.15%
New Under Contracts	10	16	-37.50%
New Contingents	30	20	50.00%
New Pendings	40	36	11.11%
Current Pendings	71	62	14.52%

Financing (Sold)

Cash	10
Conventional	16
FHA	3
Other	5
Owner	1
VA	1

Days on Market (Sold)

0	9
1 to 10	0
11 to 20	2
21 to 30	1
31 to 60	5
61 to 90	6
91 to 120	1
121 to 180	4
181 to 360	6
361 to 720	2
721+	0

Sold Detail

Active Detail

	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR		All	Residential		Condo/Coop
Price Ranges	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
< $100,000	0	0	0	0	0	0	1	2	4	5
$100,000 to $199,999	2	0	3	0	0	0	9	34	17	26
$200,000 to $299,999	0	0	6	2	3	1	0	78	12	16
$300,000 to $399,999	0	0	2	0	0	0	0	37	0	8
$400,000 to $499,999	2	0	0	0	0	0	0	21	0	4
$500,000 to $599,999	0	0	1	0	1	0	0	12	1	3
$600,000 to $699,999	0	0	0	0	0	0	0	3	0	3
$700,000 to $799,999	0	0	0	0	0	0	0	2	0	0
$800,000 to $899,999	0	0	0	0	1	0	0	2	1	1
$900,000 to $999,999	0	0	0	0	1	0	0	1	1	1
$1,000,000 to $1,099,99	0	0	0	0	0	0	0	1	0	0
$1,100,000 to $1,199,99	0	0	0	0	1	0	0	1	0	0
$1,200,000+	0	0	0	0	0	0	0	9	0	0
Total	4	0	12	2	7	1	10	203	36	67
Avg Sold Price	$296,125	$0	$265,108	$242,350	$606,143	$278,000	$138,700			
Prev Year - Avg Sold Price	$204,833	$124,900	$287,742	$0	$415,920	$237,500	$381,337			
Avg Sold % Change	44.57%	0.00%	-7.87%	0.00%	45.74%	17.05%	-63.63%			
Prev Year - # of Solds	6	1	6	0	10	2	7			

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