

Sales and Inventory Report
Category - Residential
Statistics for Entire MLS from 11/1/2008 - 10/31/2012

Albemarle County
 Courtesy Jim Duncan
 Nest Realty | RealCentralVA.com
 434-242-7140

Category:1
 Area:01

Month	Year	Monthly Sales	Monthly Volume	Avg List \$	Avg Sale \$	Median Sold \$	Avg DOM	Avg CDOM	% Sold/List	Current Inventory	Months Inventory
November	2008	41	\$22,823,789	\$604,114	\$556,677	\$313,500	110	138	92.14%	1086	26.48
December	2008	63	\$32,794,391	\$557,213	\$520,545	\$349,000	115	157	93.41%	1019	16.17
January	2009	42	\$14,967,486	\$368,172	\$356,368	\$289,950	93	124	96.79%	976	23.23
February	2009	48	\$24,629,618	\$543,765	\$513,117	\$276,787	126	138	94.36%	1019	21.22
March	2009	55	\$25,102,473	\$469,325	\$456,408	\$293,230	120	148	97.24%	1139	20.70
April	2009	55	\$26,148,170	\$522,470	\$475,421	\$270,000	107	148	90.99%	1225	22.27
May	2009	114	\$40,707,864	\$375,414	\$357,086	\$285,000	110	151	95.11%	1242	10.89
June	2009	128	\$44,393,449	\$363,727	\$346,823	\$274,152	95	122	95.35%	1219	9.52
July	2009	171	\$68,076,306	\$429,797	\$398,107	\$280,000	97	126	92.62%	1187	6.94
August	2009	111	\$43,572,815	\$416,780	\$392,547	\$310,000	107	138	94.18%	1162	10.46
September	2009	80	\$28,313,164	\$373,204	\$353,914	\$305,020	87	113	94.83%	1167	14.58
October	2009	69	\$26,623,856	\$430,244	\$385,852	\$265,745	129	148	89.68%	1133	16.42
Annual:		977	\$398,153,381	\$434,638	\$407,526	\$287,900	106	136	93.76%	1131	13.89

Month	Year	Monthly Sales	Monthly Volume	Avg List \$	Avg Sale \$	Median Sold \$	Avg DOM	Avg CDOM	% Sold/List	Current Inventory	Months Inventory
November	2009	103	\$33,876,986	\$338,733	\$328,902	\$270,865	115	140	97.09%	1066	10.34
December	2009	82	\$44,279,832	\$568,563	\$539,997	\$310,166	110	154	94.97%	1012	12.34
January	2010	50	\$15,762,550	\$342,109	\$315,251	\$248,647	144	226	92.14%	909	18.18
February	2010	56	\$21,187,779	\$407,536	\$378,353	\$317,499	151	197	92.83%	946	16.89
March	2010	66	\$26,268,752	\$424,999	\$398,011	\$296,800	132	164	93.64%	1044	15.81
April	2010	99	\$40,519,305	\$432,024	\$409,285	\$300,000	124	165	94.73%	1157	11.68
May	2010	143	\$43,035,803	\$310,692	\$300,949	\$270,375	114	152	96.86%	1234	8.62
June	2010	196	\$71,981,839	\$376,963	\$367,254	\$297,250	69	85	97.42%	1227	6.26
July	2010	97	\$37,045,119	\$398,782	\$381,908	\$290,000	114	163	95.76%	1206	12.43
August	2010	78	\$31,049,957	\$417,612	\$398,076	\$314,395	123	146	95.32%	1193	15.29
September	2010	81	\$28,631,969	\$375,951	\$353,481	\$286,314	73	97	94.02%	1186	14.64
October	2010	57	\$35,519,483	\$644,763	\$623,148	\$322,500	97	139	96.64%	1172	20.56
Annual:		1108	\$429,159,374	\$405,264	\$387,327	\$293,000	108	143	95.57%	1113	12.05

Month	Year	Monthly Sales	Monthly Volume	Avg List \$	Avg Sale \$	Median Sold \$	Avg DOM	Avg CDOM	% Sold/List	Current Inventory	Months Inventory
November	2010	73	\$30,239,325	\$440,712	\$414,237	\$277,165	92	124	93.99%	1100	15.06
December	2010	90	\$32,678,760	\$377,719	\$363,097	\$251,862	97	122	96.12%	1029	11.43
January	2011	66	\$26,579,588	\$440,621	\$402,721	\$225,000	131	158	91.39%	913	13.83
February	2011	57	\$17,216,211	\$317,831	\$302,038	\$267,500	159	232	95.03%	974	17.08
March	2011	76	\$26,464,644	\$365,445	\$348,219	\$251,500	142	183	95.28%	1056	13.89
April	2011	112	\$48,416,157	\$453,525	\$432,287	\$304,052	131	170	95.31%	1176	10.50
May	2011	129	\$42,327,505	\$340,467	\$328,120	\$279,000	89	103	96.37%	1216	9.42
June	2011	148	\$53,386,499	\$381,285	\$360,719	\$271,935	84	110	94.60%	1204	8.13
July	2011	98	\$31,191,000	\$331,299	\$318,275	\$281,000	84	106	96.06%	1167	11.90
August	2011	110	\$39,522,449	\$376,353	\$359,294	\$291,425	96	117	95.46%	1140	10.36
September	2011	78	\$26,011,427	\$345,102	\$333,479	\$264,500	79	105	96.63%	1145	14.67
October	2011	88	\$30,825,221	\$363,827	\$350,286	\$302,424	97	129	96.27%	1139	12.94
Annual:		1125	\$404,858,786	\$377,853	\$359,874	\$277,900	103	133	95.24%	1105	11.78

Month	Year	Monthly Sales	Monthly Volume	Avg List \$	Avg Sale \$	Median Sold \$	Avg DOM	Avg CDOM	% Sold/List	Current Inventory	Months Inventory
November	2011	79	\$27,959,910	\$365,604	\$353,922	\$280,000	97	104	96.80%	1081	13.68
December	2011	82	\$31,438,342	\$408,555	\$383,394	\$285,375	126	139	93.84%	1001	12.20
January	2012	58	\$19,057,325	\$343,285	\$328,574	\$284,000	102	155	95.71%	933	16.08
February	2012	60	\$19,915,845	\$354,866	\$331,930	\$245,679	118	178	93.53%	905	15.08
March	2012	118	\$41,158,389	\$360,483	\$348,799	\$296,907	102	130	96.75%	967	8.19
April	2012	116	\$43,667,507	\$404,281	\$376,444	\$286,289	108	162	93.11%	1069	9.21
May	2012	138	\$46,914,753	\$348,387	\$339,961	\$289,000	102	140	97.58%	1094	7.92
June	2012	168	\$60,349,334	\$373,502	\$359,222	\$303,468	81	105	96.17%	1083	6.44
July	2012	117	\$40,395,998	\$356,983	\$345,264	\$290,000	71	87	96.71%	1036	8.85

August	2012	128	\$53,729,380	\$450,711	\$419,760	\$255,000	98	98	93.13%	1018	7.95
September	2012	104	\$47,911,105	\$587,022	\$460,683	\$287,067	117	153	78.47%	988	9.50
October	2012	75	\$31,508,628	\$486,256	\$420,115	\$300,000	125	143	86.39%	995	13.26
Annual:		1243	\$464,006,516	\$402,915	\$373,295	\$287,535	101	129	92.64%	1014	9.78

Annual:	2008 - 2012	4453	\$1,696,178,057	\$404,128	\$380,906	\$285,785	104	135	94.25%	1091	11.76
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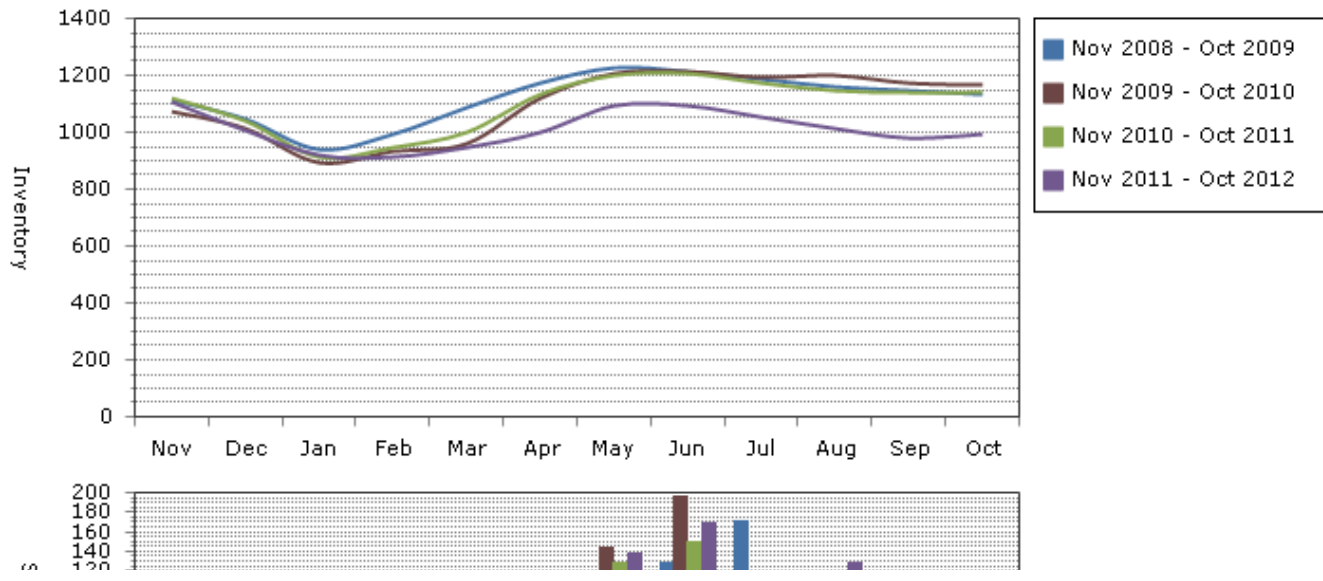
Note: The "Current Inventory" column(s) reflect the number of active(on market) listings on the 12th day of each month.

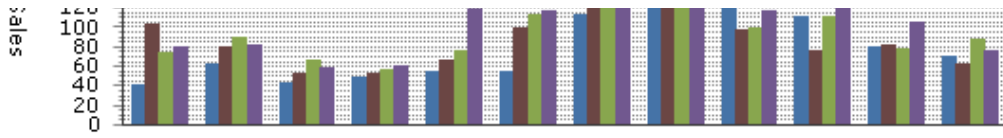
The "Months Inventory" column(s) value(s) equal "Current Inventory" divided by "Monthly Sales".

This reflects how many months it would take to sell out of inventory at the current month's rate of sale.

- Total Months Inventory = Total Current Inventory / (Total Monthly Sales/12 Months)

Sales and Inventory: 11/1/2008 - 10/31/2012





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Prepared by JIM DUNCAN of NEST REALTY GROUP on Tuesday, November 13, 2012 6:47 AM.