

Sales and Inventory Report City of Charlottesville
Category - Residential Courtesy Jim Duncan
Statistics for Entire MLS from 11/1/2008 - 10/31/2012 Nest Realty | RealCentralVA.com 434-242-7140

Category:1
Area:05

Month	Year	Monthly Sales	Monthly Volume	Avg List \$	Avg Sale \$	Median Sold \$	Avg DOM	Avg CDOM	% Sold/List	Current Inventory	Months Inventory
November	2008	22	\$7,225,308	\$335,423	\$328,423	\$307,058	91	87	97.91%	350	15.90
December	2008	22	\$7,120,534	\$356,893	\$323,660	\$256,008	140	169	90.68%	340	15.45
January	2009	11	\$2,940,237	\$284,208	\$267,294	\$251,000	104	128	94.04%	343	31.18
February	2009	31	\$9,665,080	\$318,033	\$311,776	\$295,750	166	126	98.03%	372	12.00
March	2009	27	\$6,843,822	\$260,315	\$253,474	\$258,069	188	131	97.37%	381	14.11
April	2009	27	\$6,382,490	\$249,358	\$236,388	\$227,000	180	181	94.79%	387	14.33
May	2009	44	\$13,473,510	\$325,875	\$306,216	\$248,450	103	141	93.96%	414	9.40
June	2009	73	\$19,223,406	\$275,194	\$263,334	\$235,500	95	125	95.69%	384	5.26
July	2009	68	\$18,759,509	\$289,524	\$275,875	\$243,000	95	116	95.28%	369	5.42
August	2009	44	\$12,435,555	\$291,170	\$282,626	\$252,750	113	136	97.06%	358	8.13
September	2009	34	\$9,920,100	\$304,751	\$291,767	\$256,450	102	121	95.73%	342	10.05
October	2009	34	\$10,608,425	\$332,023	\$312,012	\$227,500	103	111	93.97%	349	10.26
Annual:		437	\$124,597,976	\$298,752	\$285,121	\$250,000	117	129	95.43%	366	10.05

Month	Year	Monthly Sales	Monthly Volume	Avg List \$	Avg Sale \$	Median Sold \$	Avg DOM	Avg CDOM	% Sold/List	Current Inventory	Months Inventory
November	2009	37	\$10,236,420	\$287,549	\$276,660	\$244,000	123	126	96.21%	351	9.48
December	2009	20	\$5,845,174	\$309,057	\$292,258	\$275,990	68	79	94.56%	346	17.30
January	2010	15	\$3,783,300	\$266,706	\$252,220	\$210,000	89	96	94.56%	328	21.86
February	2010	12	\$2,996,500	\$263,783	\$249,708	\$251,250	74	98	94.66%	359	29.91
March	2010	30	\$7,947,095	\$280,056	\$264,903	\$248,950	105	129	94.58%	380	12.66
April	2010	34	\$9,655,215	\$300,079	\$283,976	\$245,000	141	155	94.63%	427	12.55
May	2010	46	\$12,523,022	\$283,122	\$272,239	\$237,500	88	124	96.15%	428	9.30
June	2010	65	\$20,036,423	\$321,660	\$308,252	\$249,000	108	131	95.83%	433	6.66
July	2010	32	\$10,383,910	\$344,298	\$324,497	\$292,500	121	158	94.24%	412	12.87
August	2010	49	\$14,118,531	\$297,322	\$288,133	\$227,259	100	131	96.90%	387	7.89
September	2010	28	\$8,587,880	\$311,083	\$306,710	\$251,500	106	154	98.59%	395	14.10
October	2010	14	\$4,345,000	\$326,264	\$310,357	\$240,000	63	117	95.12%	374	26.71
Annual:		382	\$110,458,470	\$302,059	\$289,158	\$245,000	104	130	95.72%	385	12.09

Month	Year	Monthly Sales	Monthly Volume	Avg List \$	Avg Sale \$	Median Sold \$	Avg DOM	Avg CDOM	% Sold/List	Current Inventory	Months Inventory
November	2010	21	\$9,150,874	\$476,009	\$435,755	\$245,000	74	89	91.54%	335	15.95
December	2010	31	\$11,518,193	\$411,384	\$371,554	\$245,000	153	194	90.31%	299	9.64
January	2011	28	\$8,238,327	\$311,926	\$294,225	\$228,682	101	112	94.32%	265	9.46
February	2011	15	\$4,215,116	\$301,106	\$281,007	\$206,513	197	212	93.32%	286	19.06
March	2011	33	\$8,907,651	\$277,508	\$269,928	\$236,500	116	171	97.26%	327	9.90
April	2011	31	\$8,006,153	\$269,441	\$258,263	\$241,000	120	162	95.85%	377	12.16
May	2011	35	\$9,658,250	\$294,314	\$275,950	\$219,000	89	114	93.76%	378	10.80
June	2011	70	\$17,973,935	\$270,111	\$256,770	\$232,500	104	144	95.06%	361	5.15
July	2011	41	\$13,327,495	\$347,724	\$325,060	\$239,700	79	100	93.48%	343	8.36
August	2011	49	\$14,511,121	\$320,761	\$296,145	\$250,880	93	126	92.32%	322	6.57
September	2011	31	\$8,145,645	\$275,229	\$262,762	\$224,000	91	104	95.47%	306	9.87
October	2011	17	\$5,780,700	\$367,950	\$340,041	\$280,000	78	137	92.41%	298	17.52
Annual:		402	\$119,433,460	\$317,114	\$297,098	\$237,950	104	136	93.68%	325	9.70

Month	Year	Monthly Sales	Monthly Volume	Avg List \$	Avg Sale \$	Median Sold \$	Avg DOM	Avg CDOM	% Sold/List	Current Inventory	Months Inventory
November	2011	23	\$5,115,025	\$235,517	\$222,392	\$190,000	65	86	94.42%	286	12.43
December	2011	29	\$7,926,670	\$291,273	\$273,333	\$199,000	173	234	93.84%	243	8.37
January	2012	18	\$4,950,633	\$291,032	\$275,035	\$238,250	113	130	94.50%	232	12.88
February	2012	29	\$8,238,670	\$295,738	\$284,092	\$245,500	96	127	96.06%	239	8.24
March	2012	44	\$10,844,359	\$261,689	\$246,462	\$202,500	108	122	94.18%	262	5.95
April	2012	46	\$11,230,050	\$256,654	\$244,131	\$208,750	92	134	95.12%	299	6.50
May	2012	57	\$16,014,795	\$290,642	\$280,961	\$239,000	79	101	96.66%	284	4.98

June	2012	60	\$22,504,520	\$407,687	\$375,075	\$262,500	101	149	92.00%	265	4.41
July	2012	59	\$16,634,597	\$293,494	\$281,942	\$240,000	82	90	96.06%	257	4.35
August	2012	43	\$10,291,440	\$251,832	\$239,335	\$215,000	68	79	95.03%	254	5.90
September	2012	27	\$7,521,250	\$298,823	\$278,564	\$235,000	139	168	93.22%	229	8.48
October	2012	35	\$9,976,710	\$301,160	\$285,048	\$230,000	86	104	94.65%	229	6.54
Annual:		470	\$131,248,719	\$295,278	\$279,252	\$227,755	97	123	94.57%	257	6.56

Annual:	2008 - 2012	1691	\$485,738,625	\$302,899	\$287,249	\$240,000	106	129	94.83%	333	9.45
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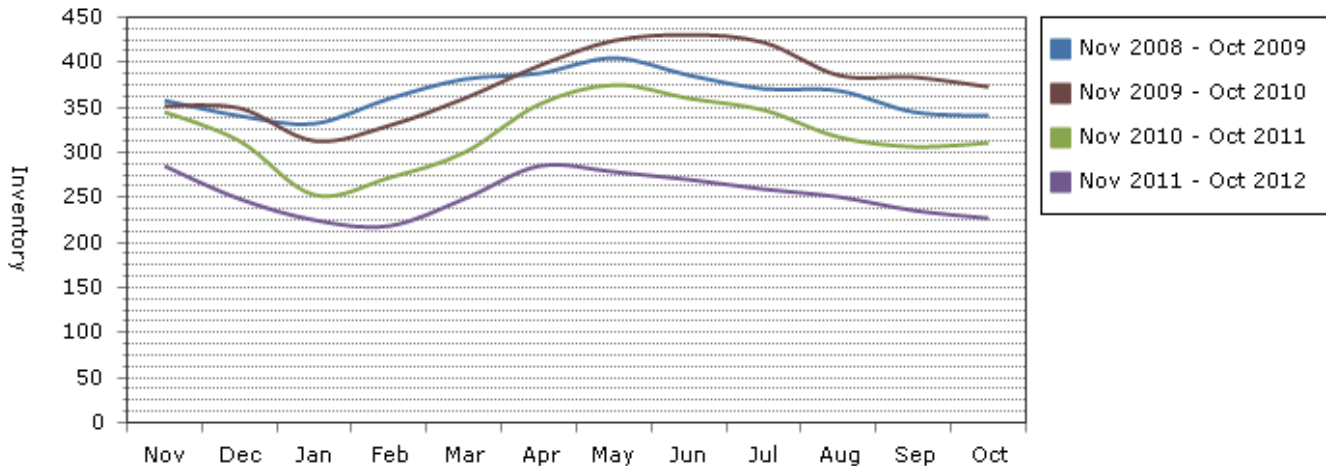
Note: The "Current Inventory" column(s) reflect the number of active(on market) listings on the 12th day of each month.

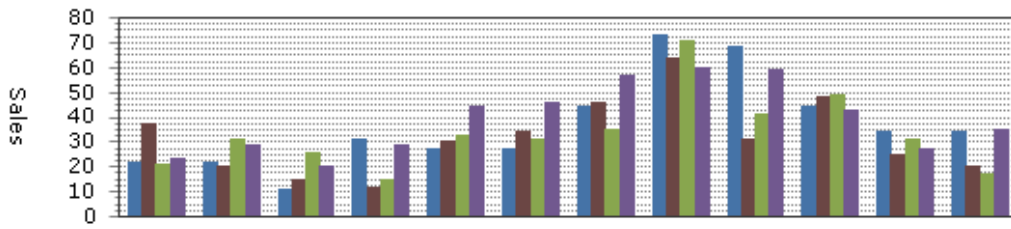
The "Months Inventory" column(s) value(s) equal "Current Inventory" divided by "Monthly Sales".

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 6:48 AM.