

Sales and Inventory Report
Category - Residential
Statistics for Entire MLS from 2/1/2010 - 1/31/2014

Category:1
Area:01,05,08,10,11,13

Month	Year	Monthly Sales	Monthly Volume	Avg List \$	Avg Sale \$	Median Sold \$	Avg DOM	Avg CDOM	% Sold/List	Current Inventory	Months Inventory
February	2010	116	\$37,280,854	\$342,089	\$321,386	\$272,450	136	186	93.94%	2449	21.11
March	2010	159	\$50,792,074	\$338,738	\$319,447	\$248,000	137	164	94.30%	2591	16.29
April	2010	217	\$71,260,917	\$345,370	\$328,391	\$252,500	123	160	95.08%	2817	12.98
May	2010	272	\$77,974,618	\$296,270	\$286,671	\$249,000	106	136	96.76%	2941	10.81
June	2010	368	\$120,725,550	\$337,369	\$328,058	\$270,000	84	112	97.24%	2981	8.10
July	2010	204	\$70,480,651	\$361,964	\$345,493	\$276,500	113	157	95.44%	2949	14.45
August	2010	210	\$64,673,394	\$322,077	\$307,968	\$245,500	112	155	95.61%	2895	13.78
September	2010	180	\$55,391,993	\$323,302	\$307,733	\$255,000	96	127	95.18%	2860	15.88
October	2010	145	\$56,858,493	\$408,609	\$392,127	\$255,000	111	154	95.96%	2807	19.35
November	2010	174	\$61,897,255	\$383,924	\$355,731	\$255,150	111	153	92.65%	2627	15.09
December	2010	183	\$58,037,963	\$334,593	\$317,147	\$232,000	119	148	94.78%	2464	13.46
January	2011	140	\$46,907,895	\$360,904	\$335,056	\$225,000	127	152	92.83%	2251	16.07
Annual:		2368	\$772,281,657	\$342,358	\$326,132	\$255,000	111	146	95.26%	2719	13.77

Month	Year	Monthly Sales	Monthly Volume	Avg List \$	Avg Sale \$	Median Sold \$	Avg DOM	Avg CDOM	% Sold/List	Current Inventory	Months Inventory
February	2011	122	\$34,453,622	\$299,635	\$282,406	\$255,595	144	208	94.25%	2346	19.22
March	2011	170	\$49,669,985	\$305,342	\$292,176	\$230,500	126	164	95.68%	2472	14.54
April	2011	220	\$74,774,658	\$356,007	\$339,884	\$255,000	128	162	95.47%	2694	12.24
May	2011	231	\$66,199,974	\$298,879	\$286,579	\$250,000	99	127	95.88%	2796	12.10
June	2011	308	\$94,655,931	\$322,775	\$307,324	\$250,000	101	133	95.21%	2826	9.17
July	2011	213	\$62,635,493	\$308,931	\$294,063	\$245,000	95	123	95.18%	2784	13.07
August	2011	233	\$70,414,388	\$318,818	\$302,207	\$249,628	100	125	94.78%	2683	11.51
September	2011	164	\$45,775,934	\$288,883	\$279,121	\$232,597	105	126	96.62%	2647	16.14
October	2011	168	\$52,857,676	\$330,999	\$314,629	\$260,000	118	170	95.05%	2622	15.60
November	2011	165	\$51,070,680	\$322,624	\$309,519	\$244,000	110	129	95.93%	2476	15.00
December	2011	192	\$57,818,617	\$319,952	\$301,138	\$226,250	144	174	94.11%	2248	11.70
January	2012	139	\$38,335,760	\$291,000	\$275,796	\$237,620	118	173	94.77%	2084	14.99
Annual:		2325	\$698,662,718	\$315,452	\$300,500	\$246,500	114	147	95.26%	2556	13.19

Month	Year	Monthly Sales	Monthly Volume	Avg List \$	Avg Sale \$	Median Sold \$	Avg DOM	Avg CDOM	% Sold/List	Current Inventory	Months Inventory
February	2012	146	\$38,596,969	\$280,535	\$264,362	\$202,450	121	164	94.23%	2072	14.19
March	2012	230	\$67,561,443	\$304,334	\$293,745	\$250,000	110	145	96.52%	2191	9.52
April	2012	226	\$68,947,274	\$324,227	\$305,076	\$243,750	106	165	94.09%	2361	10.44
May	2012	272	\$78,618,491	\$298,100	\$289,038	\$258,400	100	140	96.96%	2418	8.88
June	2012	322	\$105,039,673	\$342,522	\$326,210	\$255,000	96	134	95.23%	2440	7.57
July	2012	255	\$75,382,737	\$306,151	\$295,618	\$250,000	93	110	96.55%	2348	9.20
August	2012	260	\$84,997,475	\$349,161	\$326,913	\$233,122	96	105	93.62%	2338	8.99
September	2012	207	\$70,353,065	\$409,751	\$339,869	\$242,631	128	167	82.94%	2256	10.89
October	2012	216	\$67,093,613	\$340,673	\$310,618	\$237,500	117	143	91.17%	2199	10.18
November	2012	209	\$72,176,693	\$365,291	\$345,343	\$290,000	123	148	94.53%	2082	9.96
December	2012	214	\$64,899,759	\$318,629	\$303,269	\$241,000	111	135	95.17%	1995	9.32
January	2013	174	\$43,484,926	\$262,446	\$249,913	\$222,000	125	157	95.22%	1864	10.71
Annual:		2731	\$837,152,118	\$327,008	\$306,536	\$245,000	109	140	93.73%	2214	9.72

Month	Year	Monthly Sales	Monthly Volume	Avg List \$	Avg Sale \$	Median Sold \$	Avg DOM	Avg CDOM	% Sold/List	Current Inventory	Months Inventory
February	2013	161	\$48,878,565	\$320,793	\$303,593	\$230,000	143	191	94.63%	1982	12.31
March	2013	202	\$56,962,014	\$293,725	\$281,990	\$229,735	111	151	96.00%	2158	10.68
April	2013	232	\$81,301,230	\$385,403	\$350,436	\$271,067	98	131	90.92%	2253	9.71
May	2013	319	\$108,783,364	\$350,448	\$341,013	\$270,000	96	120	97.30%	2355	7.38
June	2013	339	\$113,044,707	\$347,109	\$333,465	\$281,900	84	106	96.06%	2386	7.03
July	2013	333	\$108,582,122	\$335,169	\$326,072	\$279,000	89	117	97.28%	2338	7.02
August	2013	308	\$97,239,466	\$326,948	\$315,712	\$257,050	74	89	96.56%	2247	7.29
September	2013	253	\$83,804,806	\$346,655	\$331,244	\$259,940	86	107	95.55%	2288	9.04
October	2013	228	\$75,465,446	\$346,137	\$330,988	\$274,575	89	110	95.62%	2283	10.01

November	2013	191	\$80,471,751	\$474,705	\$421,318	\$274,900	96	110	88.75%	2198	11.50
December	2013	194	\$64,735,215	\$347,364	\$333,686	\$270,070	85	107	96.06%	2056	10.59
January	2014	159	\$50,537,010	\$333,338	\$317,842	\$252,000	98	121	95.35%	2020	12.70
Annual:		2919	\$969,805,696	\$349,383	\$332,239	\$266,084	93	118	95.09%	2214	9.10

Annual:	2010 - 2014	10343	\$3,277,902,189	\$334,239	\$316,919	\$252,603	106	137	94.81%	2426	11.25
----------------	--------------------	--------------	------------------------	------------------	------------------	------------------	------------	------------	---------------	-------------	--------------

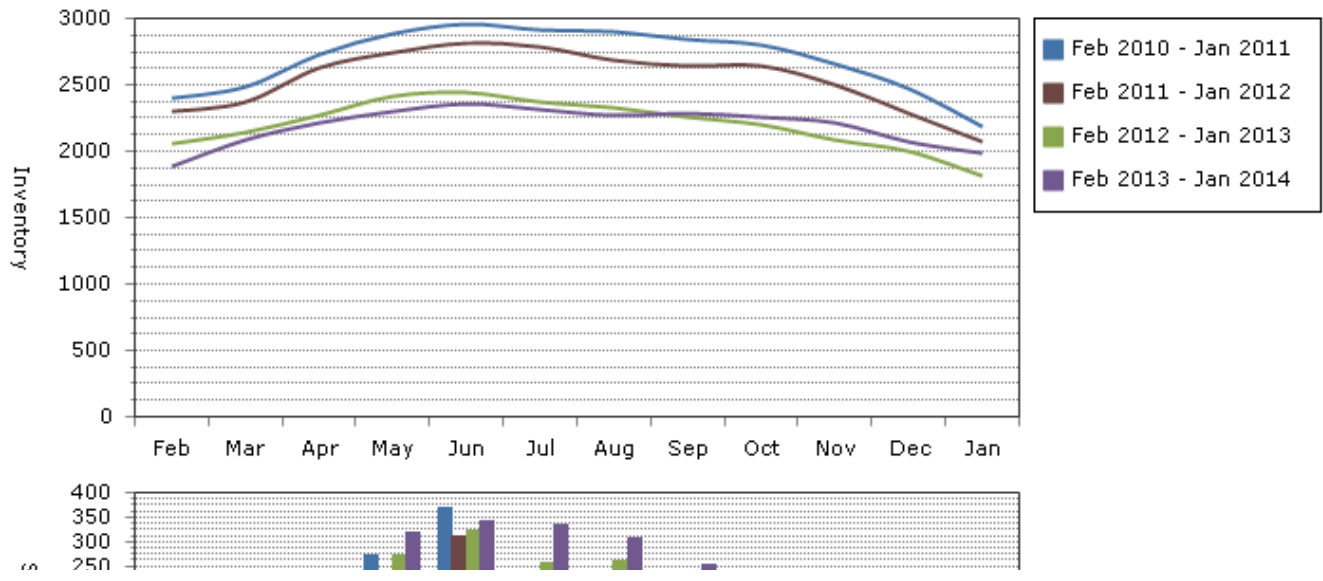
Note: The "Current Inventory" column(s) reflect the number of active(on market) listings on the 9th day of each month.

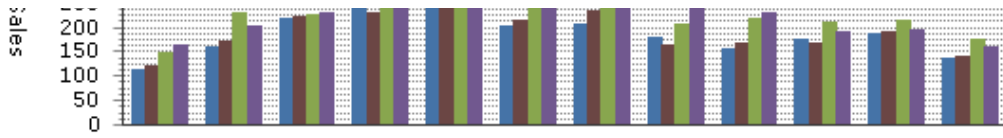
The "Months Inventory" column(s) value(s) equal "Current Inventory" divided by "Monthly Sales".

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: 2/1/2010 - 1/31/2014





--Information on this report is not guaranteed. There is no express or implied warranty by MLS of the accuracy of information which should be independently verified.--

Copyright: 2014 by the Charlottesville Area Association of REALTORS®.

Jim Duncan - www.RealCentralVA.com - 434-242-7140

Prepared by JIM DUNCAN of NEST REALTY GROUP on Monday, February 10, 2014 6:54 AM.