



Mid-Year 2015 Nest New Construction Report

CHARLOTTESVILLE MSA NEW CONSTRUCTION ANALYSIS

Mid-Year 2015



Market Snapshot

18%

TOTAL SALES

There were 242 total sales in the first half of 2015 compared to 205 in 2014. This translates to a 18% year-over-year increase.

\$374,834

MEDIAN SALES PRICE

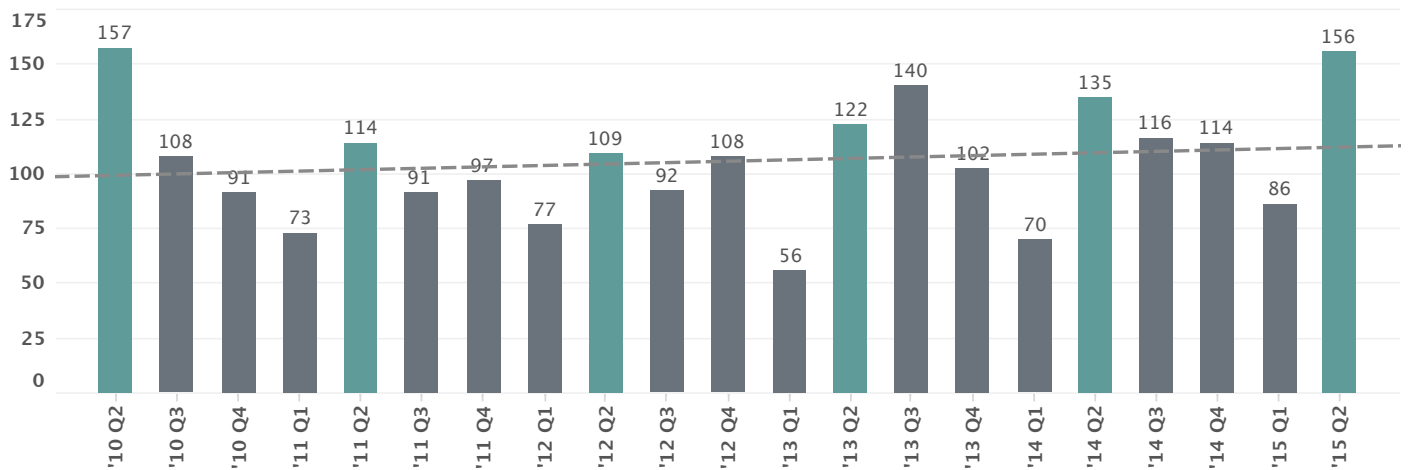
The median sales price in the first half of 2015 was \$374,834 compared to \$382,229 in 2014.

1%

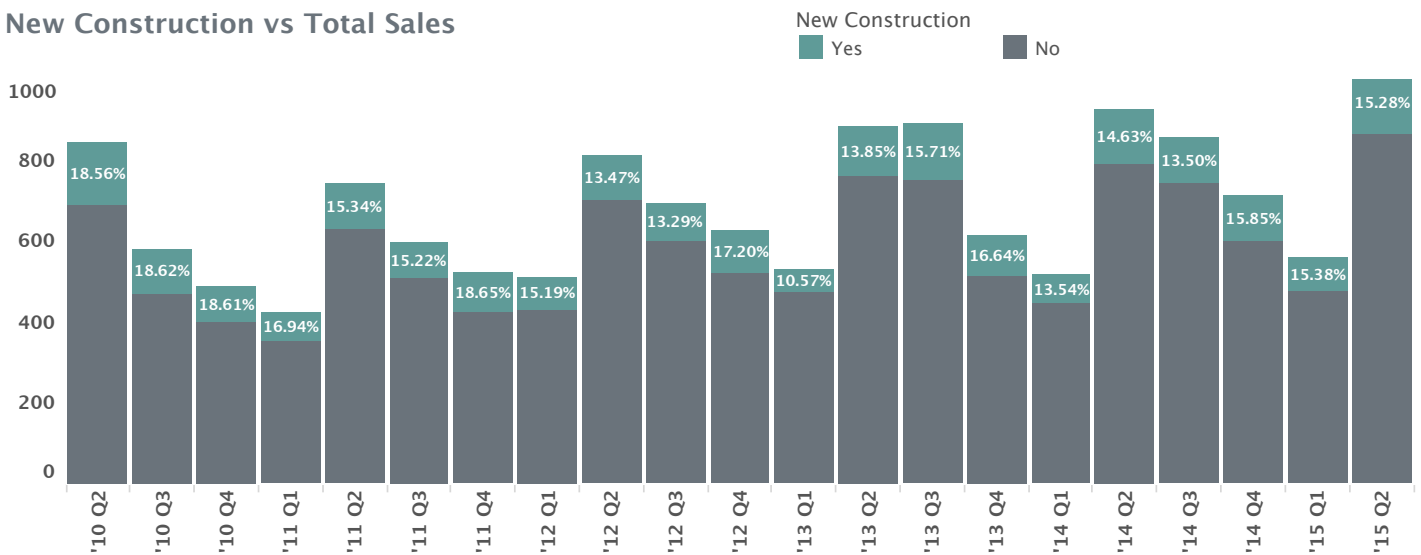
CONTRACTS WRITTEN

There were 272 contracts written in the first half of 2015 compared to 269 in 2014. This translates to a 1% year-over-year increase.

Five Year Sales Trend (Total New Construction Sales)



New Construction vs Total Sales



NEW CONSTRUCTION AREA ANALYSIS

Mid-Year 2015



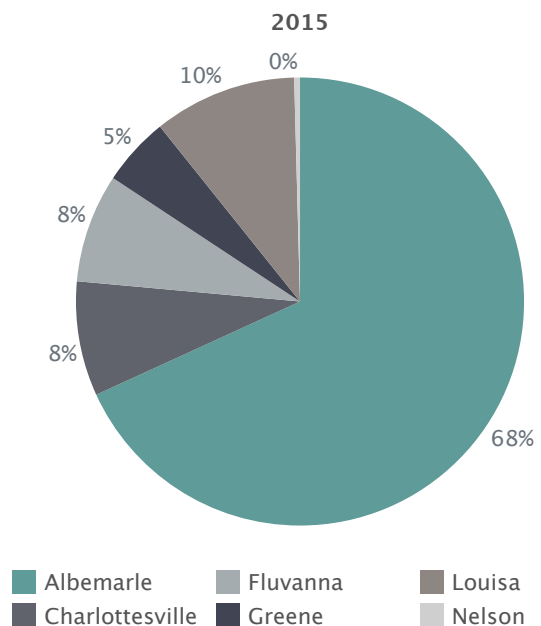
Total Sales by Subdivision

	2015	
Albemarle	ASHCROFT	3
	AVERY SQUARE AT PANTOPS	4
	AVINITY	10
	BELVEDERE	2
	DUNLORA	1
	DUNLORA FOREST	21
	DUNLORA GATES	2
	FOOTHILL CROSSING	4
	FOREST LAKES	7
	GLENMORE (ALBEMARLE)	8
	GRAYROCK WEST	4
	HADEN PLACE	7
	HYLAND RIDGE	14
	KENRIDGE	1
	LOCHLYN HILL	7
	NONE	4
	NORTHFIELDS	1
	OLD TRAIL	18
	PAVILIONS AT PANTOPS	14
	RAGGED MOUNTAIN FARM	1
	RIVERWOOD	6
	STONEWATER	6
	WESTHALL	1
WHITTINGTON	4	
WICKHAM POND	8	
WILLOW GLEN	7	
Charlottesville	BELMONT	2
	BELMONT STEPS	1
	BURNET COMMONS	9
	HUNTLEY	7
	SUNRISE PARK	1
Fluvanna	BOXWOOD ESTATES	2
	FOX GLENN	1
	LAKE MONTICELLO	1
	MOUNTAIN MEADOWS	1
	RIVER OAKS	4
	SYCAMORE LANDING	2
	SYCAMORE SQUARE	2
	THE VILLAGES AT NAHOR	2
	TWO RIVERS	3
	VILLAGE OAKS	1
Greene	BARRINGTON PLACE	1
	CARDINAL FOREST	1
	GREENECROFT	5
	NONE	1
	TWIN LAKES ESTATES (GREENE)	1
	WATERS EDGE (GREENE)	1
Louisa	WEXFORD	2
	ANDREWS CROSSING	3
Nelson	BAYS FARM	2
	HARRIS CREEK	2
	JACOBY JUNCTION	1
	NONE	3
	SPRING CREEK	14
STONEY CREEK (NELSON)	1	

Total Sales by Area

	2013	2014	2015
Albemarle	116	137	165
Charlottesville	19	19	20
Fluvanna	15	16	19
Greene	10	10	12
Louisa	17	21	25
Nelson	1	2	1

Percentage of Sales by Area

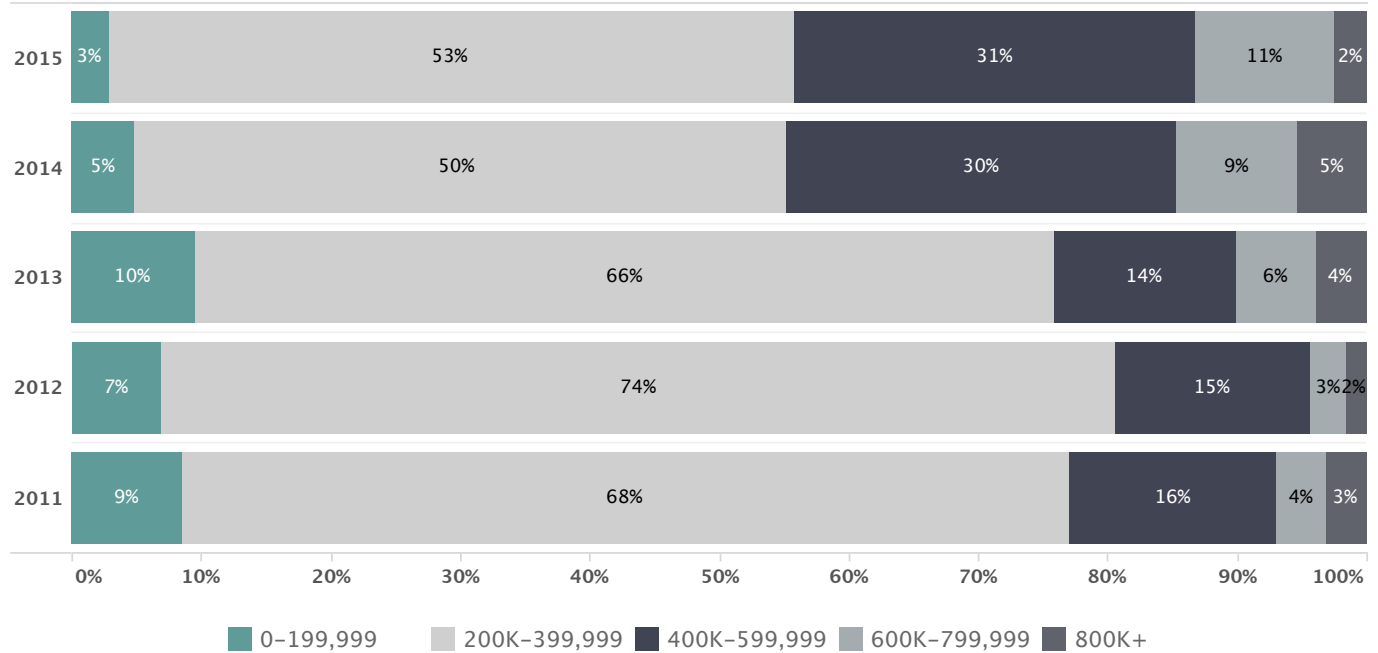


NEW CONSTRUCTION PRICING ANALYSIS

Mid-Year 2015

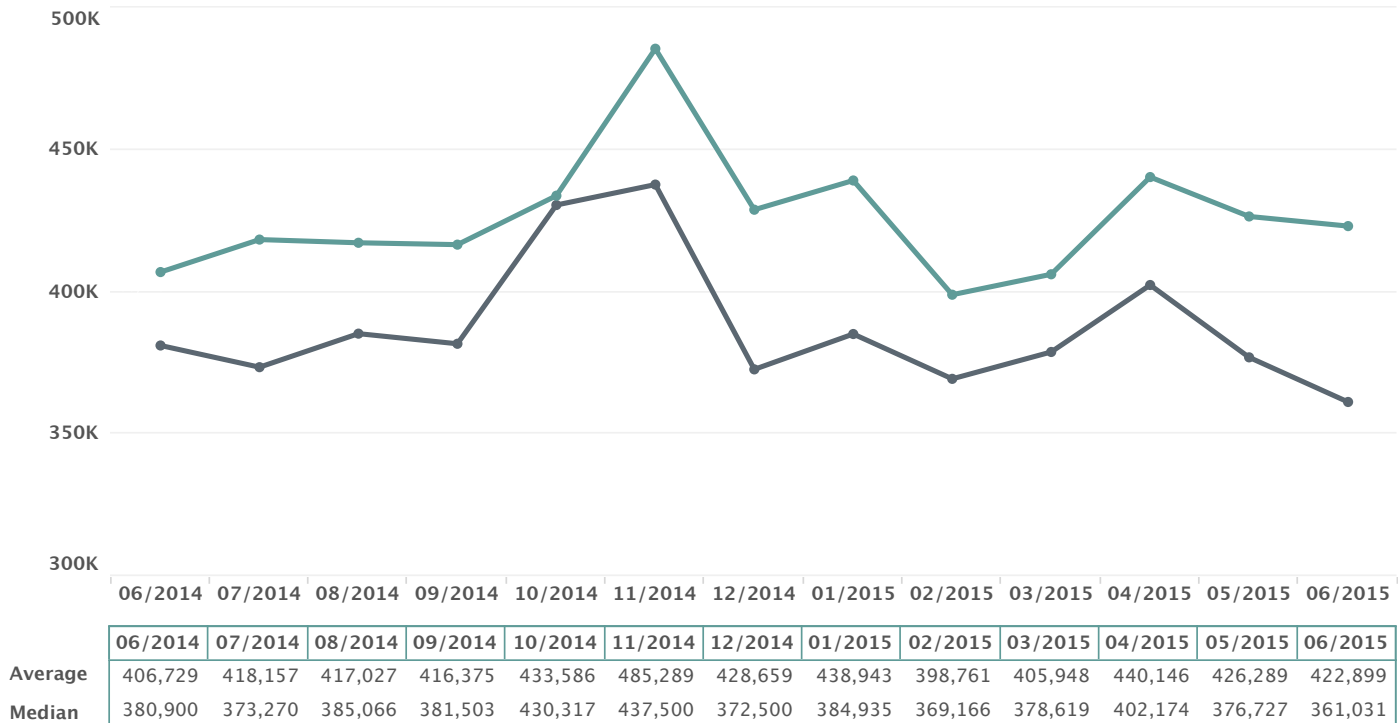


Sales by Price Range



13 Month Price Trends (Median & Average)

■ Avg. Sale Price ■ Median Sale Price



NEW CONSTRUCTION PROPERTY TYPE ANALYSIS

Mid-Year 2015



Total New Construction Sales by Property Type



Total New Construction Contracts Written by Property Type

