

CITY OF CHARLOTTESVILLE MARKET ANALYSIS

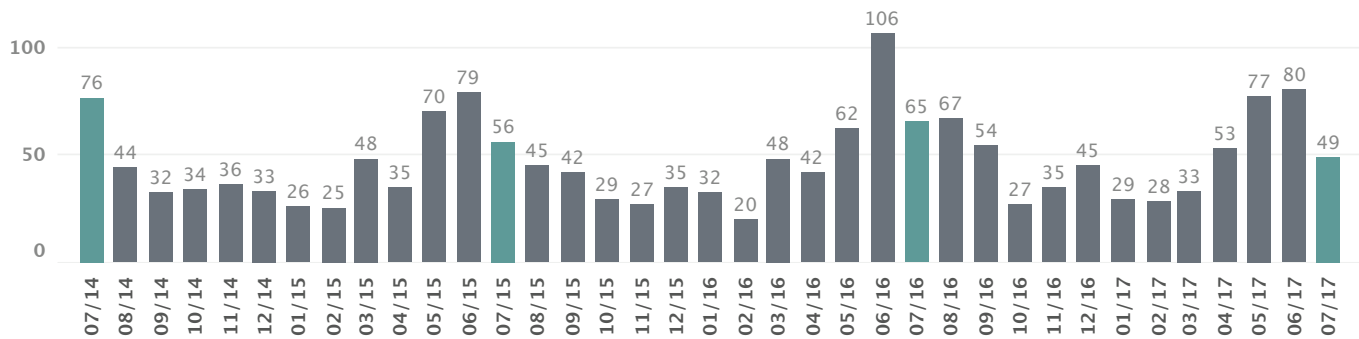
July 2017



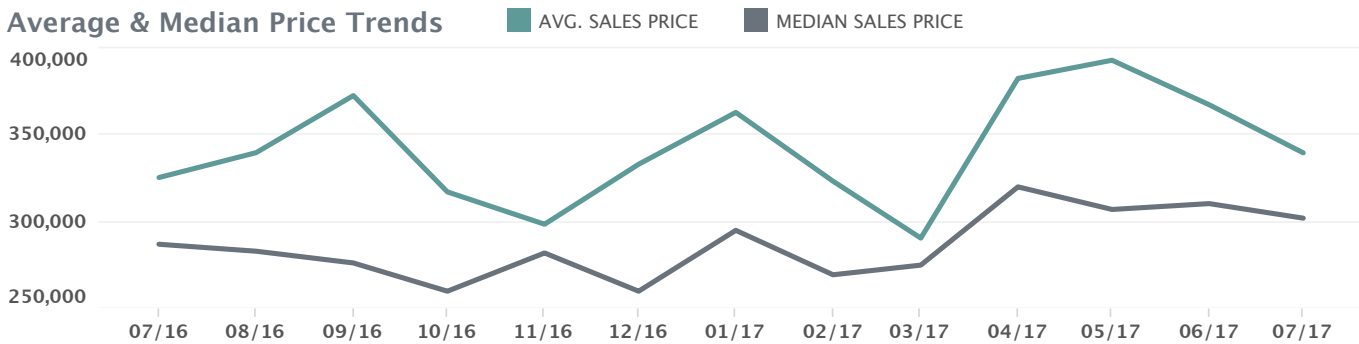
Market Snapshot

	TOTAL SALES	MEDIAN SALES PRICE	AVG. DAYS ON MARKET	Avg. SP/LP %
July 2017	49	302,000	20	98.95%
July 2016	65	287,000	45	97.37%
July 2015	56	264,500	65	97.57%
July 2014	76	275,000	51	97.55%

Thirty-Six Month Sales Trend (Total Sales)

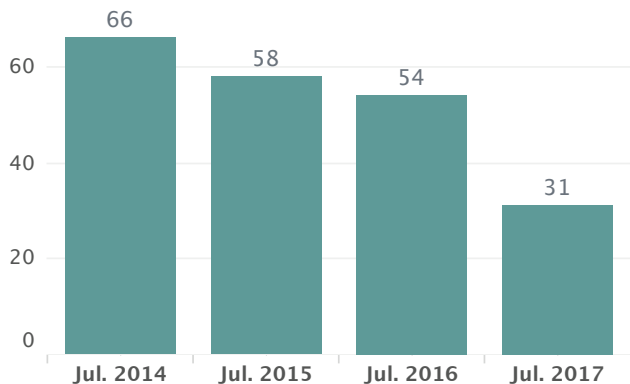


Average & Median Price Trends



AVG. SALES PRICE	325,355	339,665	372,484	317,104	298,507	333,000	362,811	323,268	290,542	382,344	392,806	367,207	339,551
MEDIAN SALES PRICE	287,000	283,000	276,250	260,000	282,000	260,000	295,000	269,450	275,000	320,000	307,000	310,374	302,000

New Listings by Month



Contracts Written by Month

