

CITY OF CHARLOTTESVILLE MARKET ANALYSIS

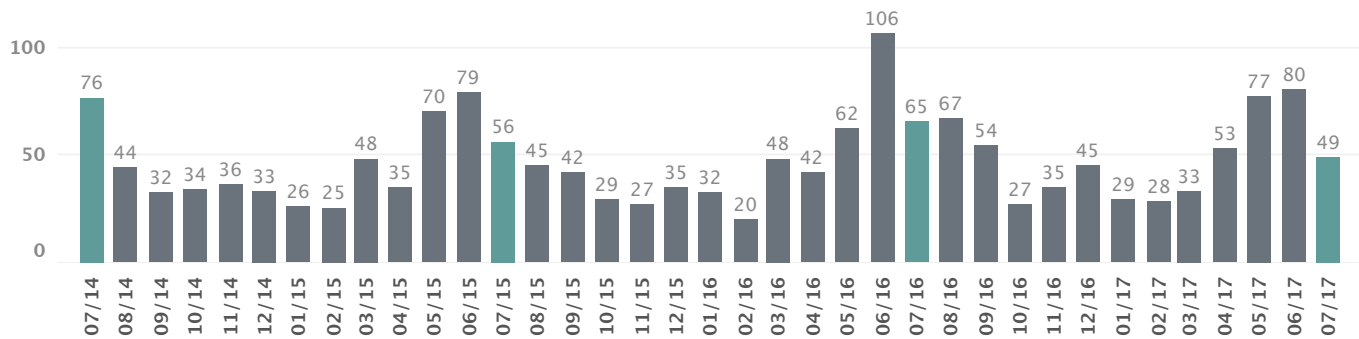
July 2017



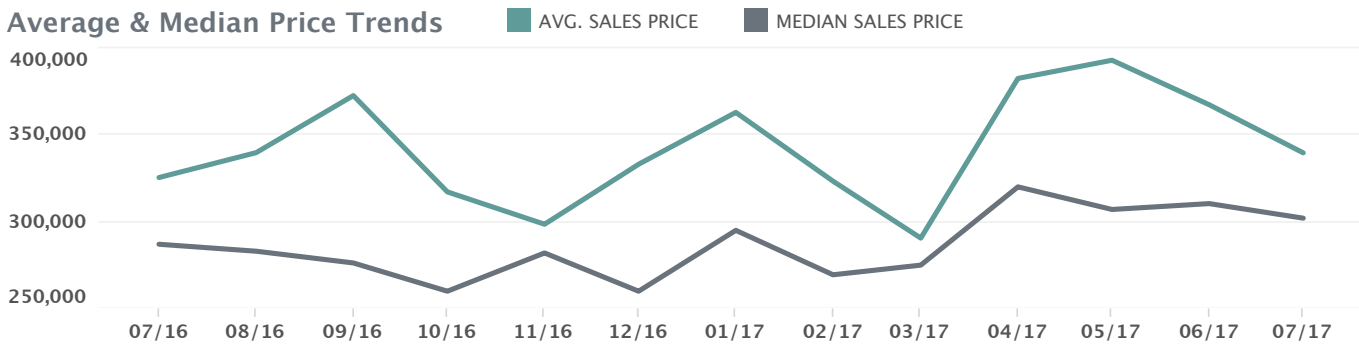
Market Snapshot

	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)

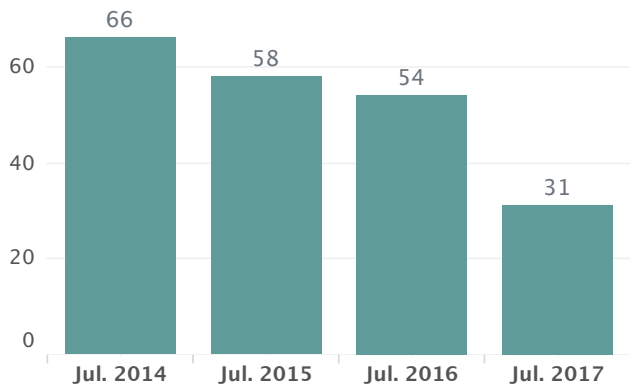


Average & Median Price Trends



Month	AVG. SALES PRICE	MEDIAN SALES PRICE
07/16	325,355	287,000
08/16	339,665	283,000
09/16	372,484	276,250
10/16	317,104	260,000
11/16	298,507	282,000
12/16	333,000	260,000
01/17	362,811	295,000
02/17	323,268	269,450
03/17	290,542	275,000
04/17	382,344	320,000
05/17	392,806	307,000
06/17	367,207	310,374
07/17	339,551	302,000

New Listings by Month



Contracts Written by Month

