



2017

ANNUAL MARKET REPORT

Presented by:

Charlottesville

An overview of how the Charlottesville real estate market performed in 2017.

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CHARLOTTESVILLE

HELLO!

Nest Realty is proud to present the 2017 Nest Annual Report. This yearly wrap-up is designed to provide a thorough analysis of the Charlottesville area real estate market. By synthesizing and calculating both historical and current sales data, we provide you a comprehensive look at the state of our local real estate market. Our goal at Nest is to equip our clients to make confident, informed decisions when the time comes. We hope you find this report a valuable tool whether you're looking to sell your current home, buy a new home, or simply stay informed about the Charlottesville area real estate market.

LOCAL

The Charlottesville area experienced a modest increase in total sales this past year compared to 2016. This marks the sixth straight year of sales growth for our market. Continuing the trend we experienced in 2016, on the whole, inventory levels declined significantly in 2017. Depressed inventory levels equated to a good year for sellers in our market. Across the region, average sales prices increased more than 8% compared to 2016, and on average, homes

sold 10-days faster in 2017 than in 2016. This is a testament to strong buyer demand in conjunction with low inventory levels. Moving into 2018, market conditions still strongly favor sellers as inventory levels are the lowest they've been in recent history. If inventory remains low, we will likely continue to see prices increase significantly.

TRENDS

Overall, activity in our local market is consistent with the trends being witnessed at the national level. In terms of total sales growth, our market performed better than the national real estate market as our year-over-year sales growth was slightly above the national average. Declining inventory levels are still prevalent across the country as they have been for the past two years now. Depressed inventory levels are the primary factor leading to increasing prices throughout the nation. Buyer demand and confidence remains strong as sales levels are projected to reach an 11-year high despite depressed inventory levels.

OUR TEAM

For the fifth year in a row, Nest Realty Charlottesville attained

the #1 market share in the entire MSA, Albemarle County, and the City of Charlottesville. We listed and sold more properties and helped more buyers purchase homes in 2017 than any other firm in the Charlottesville area. We welcomed two new Brokers to our team this past year and are excited to see our team continue to grow. Nest also continued to expand its reach throughout the region in 2017, opening new offices in Staunton and Richmond, Virginia as well as Durham and Charlotte, North Carolina. We are looking forward to another great year in 2018.



Keith Davis

Principal Broker | Partner

AS YOU READ THIS REPORT LOOK FOR OUR TREND INDICATORS

TRENDING ▲

TRENDING ▼



NEST REALTY'S 2017 IN REVIEW

NINE
LOCATIONS



NEST REALTY NOW SERVES
CLIENTS IN NINE LOCATIONS
THROUGHOUT VIRGINIA & NORTH CAROLINA



IN 2017, NESTERS GUIDED

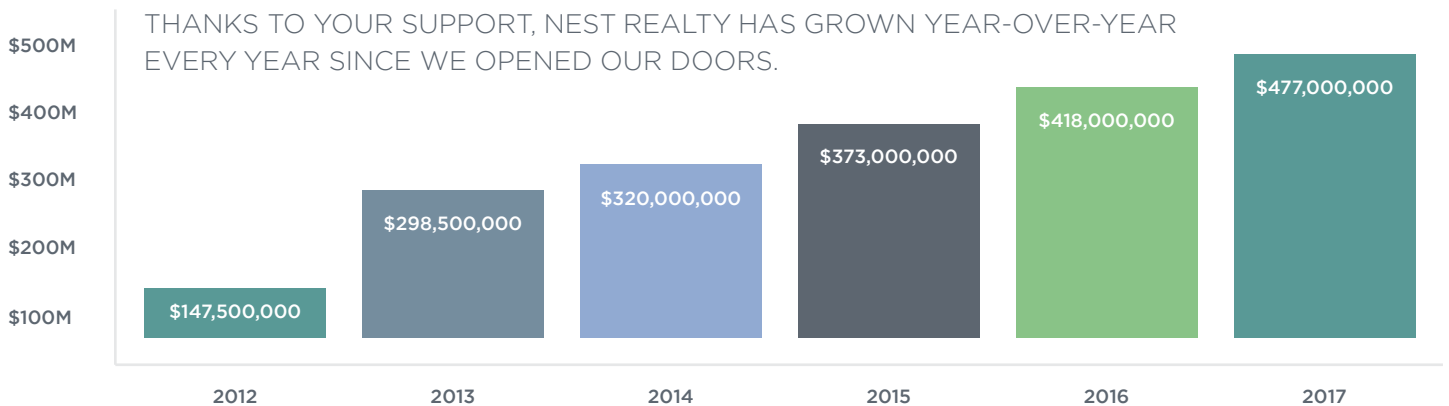
1,150

HAPPY CLIENTS
SUCCESSFULLY TO CLOSING.

#1 THANKS FOR
TRUSTING US

NEST IS THE **NUMBER ONE**
FIRM IN OUR MARKETPLACE
FOR **5 YEARS** RUNNING!

9 YEARS OF CONTINUOUS GROWTH



HAPPY BIRTHDAY!

IN 2018, NEST REALTY WILL
CELEBRATE 10 YEARS OF
SERVING CENTRAL VIRGINIA!



MORE THAN \$21,000

NESTERS DONATED MORE THAN
\$21,000 TO THE UNIVERSITY OF VIRGINIA
CHILDREN'S HOSPITAL IN 2017.



\$477,000,000

CHARLOTTESVILLE OFFICE
TOTAL SALES VOLUME FOR 2017

*Data as of 1/12/18



Charlottesville Area MSA

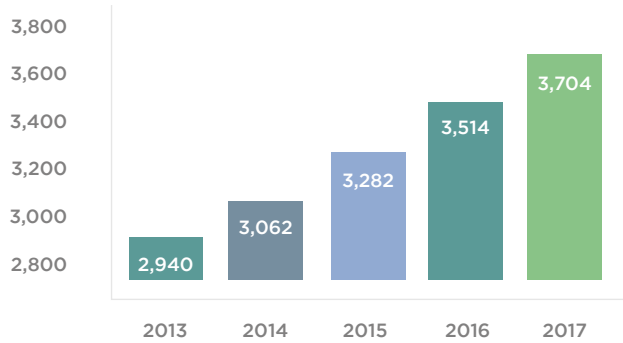
The Charlottesville MSA is centered around the City of Charlottesville and includes the surrounding counties of Albemarle, Fluvanna, Greene, Louisa, and Nelson. It is a historically and culturally rich area offering both city living and room-to-loom in the shadows of the Blue Ridge Mountains.

MSA	2015	%	2016	%	2017
Total Sales	3,282	7.07	3,514	5.41	3,704
Median Price	\$270,000	1.85	\$275,000	7.27	295,000
Price per Sq. Ft.	\$150	-0.67	\$149	8.05	\$161
Days on Market	86	-10.47	77	-12.99	67
Avg. List Price	\$336,578	4.44	\$351,523	8.04	\$379,791
Avg. Sales Price	\$326,094	4.73	\$341,534	8.20	\$369,551
Months of Inventory	5.63	-20.96	4.45	-13.96	3.83
Total Inventory	1,533	-17.48	1,256	-12.82	1,095
Total Volume	\$1,070,243,700	12.14	\$1,200,151,553	14.05	\$1,368,816,603



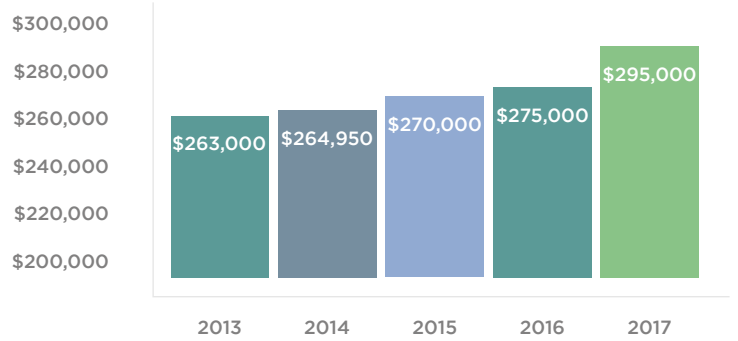
TOTAL SALES

TRENDING ▲



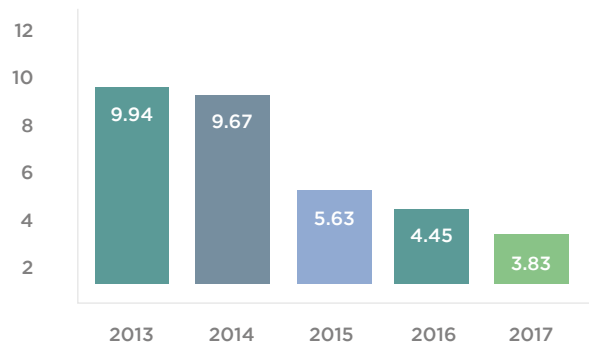
MEDIAN PRICE

TRENDING ▲



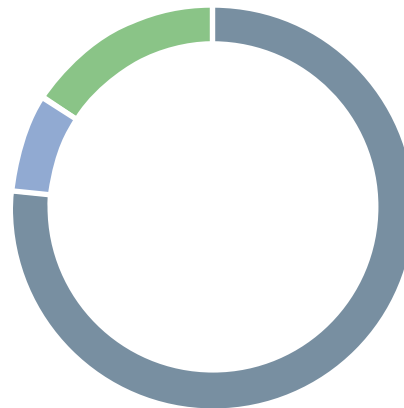
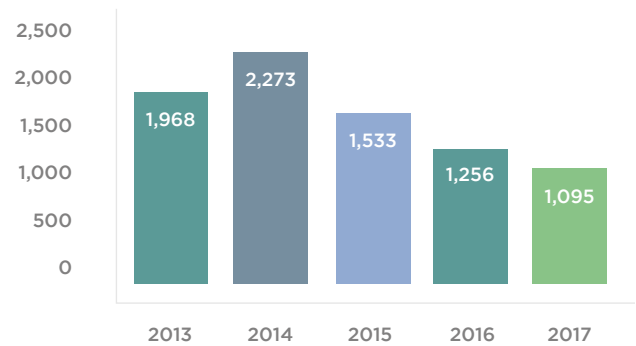
MONTHS OF INVENTORY

TRENDING ▼

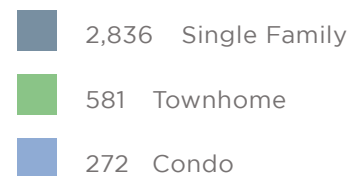


TOTAL INVENTORY

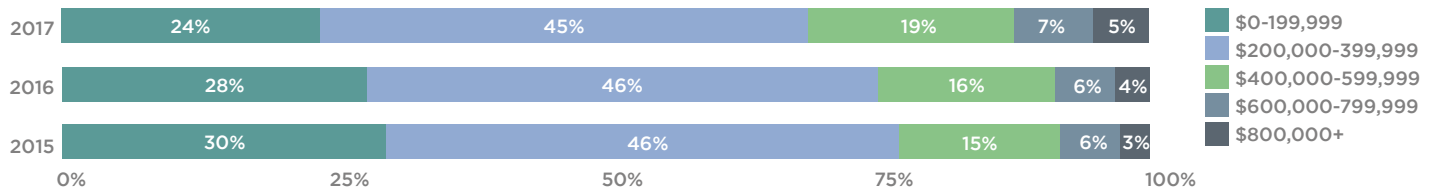
TRENDING ▼



SALES BY TYPE



SALES BY PRICE POINT





City of Charlottesville

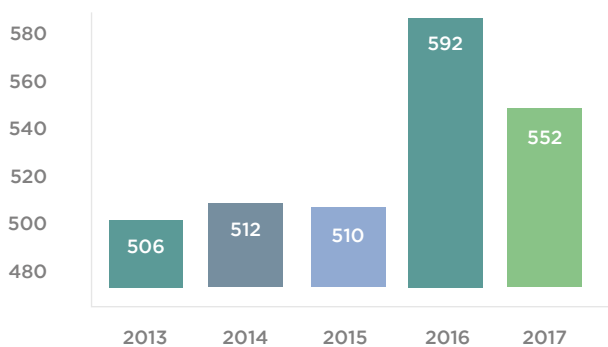
At the heart of it all, the City of Charlottesville is the hub of Central Virginia — restaurants, the arts and music scene, and UVA are all right here.

CHARLOTTESVILLE	2015	%	2016	%	2017
Total Sales	510	16.08	592	-6.76	552
Median Price	\$270,000	3.61	\$279,750	7.51	\$300,750
Price per Sq. Ft.	\$188	-0.53	\$187	9.09	\$204
Days on Market	63	-12.70	55	-34.55	36
Avg. List Price	\$318,116	5.69	\$336,216	10.64	371,993
Avg. Sales Price	\$309,551	6.30	\$329,063	10.88	364,877
Months of Inventory	3.42	-47.95	1.78	-30.09	1.24
Total Inventory	130	-38.46	80	-30.00	56
Total Volume	\$157,871,434	23.40	\$194,805,526	3.39	\$201,411,938



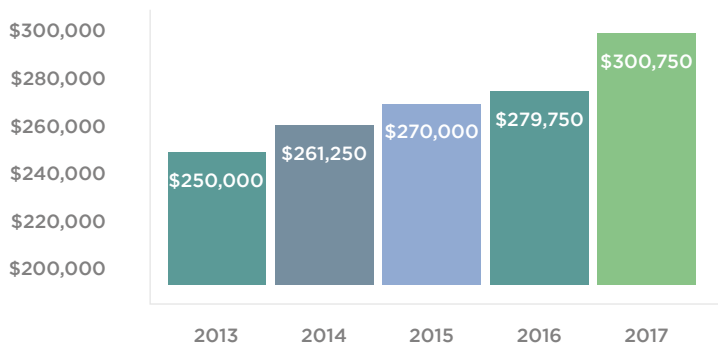
TOTAL SALES

TRENDING ▼



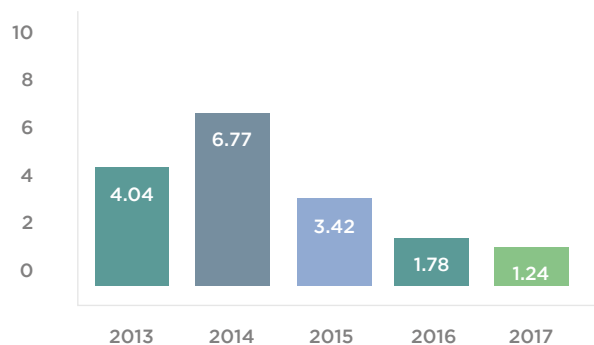
MEDIAN PRICE

TRENDING ▲



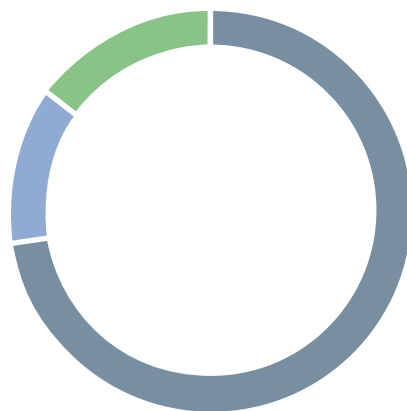
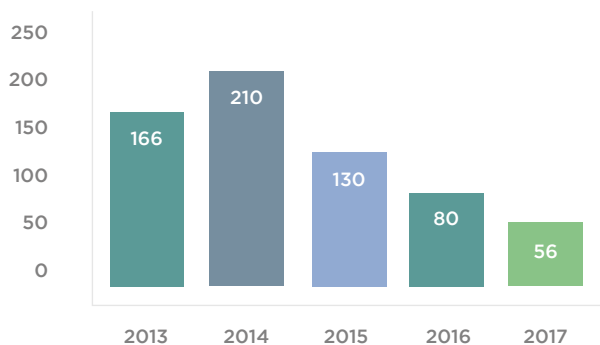
MONTHS OF INVENTORY

TRENDING ▼



TOTAL INVENTORY

TRENDING ▼

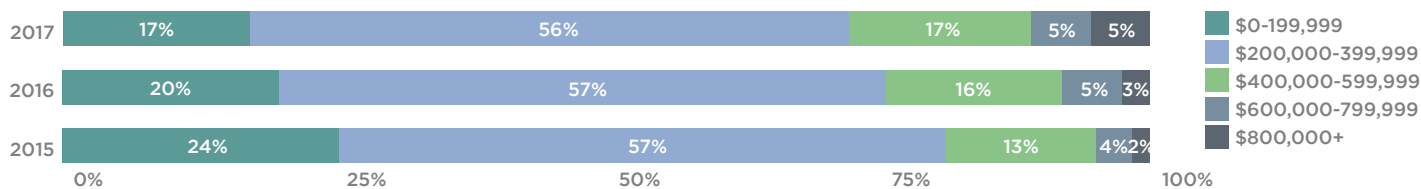


SALES BY TYPE

- 398 Single Family
- 84 Townhome
- 70 Condo



SALES BY PRICE POINT





Albemarle County

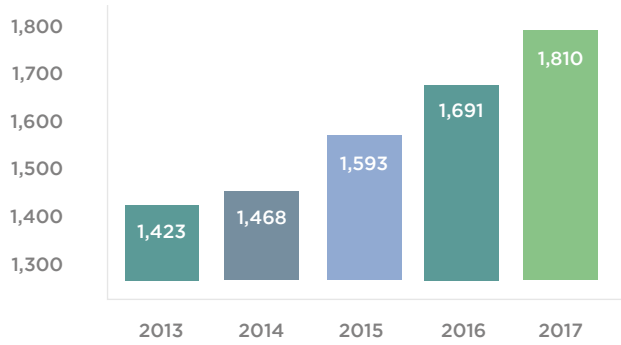
Surrounding the City of Charlottesville, Albemarle County offers a wide range of housing options to suit the needs of those who want to be in close proximity to downtown or those in search of land, privacy, and picturesque mountain views.

ALBEMARLE	2015	%	2016	%	2017
Total Sales	1,593	6.15	1,691	7.04	1,810
Median Price	\$325,000	3.69	\$337,000	11.40	\$375,405
Price per Sq. Ft.	\$158	0.63	\$159	8.18	\$172
Days on Market	74	-8.11	68	-11.76	60
Avg. List Price	\$406,342	5.46	\$428,548	7.85	\$462,178
Avg. Sales Price	\$394,789	5.42	\$416,192	8.24	\$450,495
Months of Inventory	5.26	-21.29	4.14	-5.76	3.90
Total Inventory	679	-20.18	542	-4.98	515
Total Volume	\$628,900,377	11.91	\$703,780,120	15.86	\$815,395,955



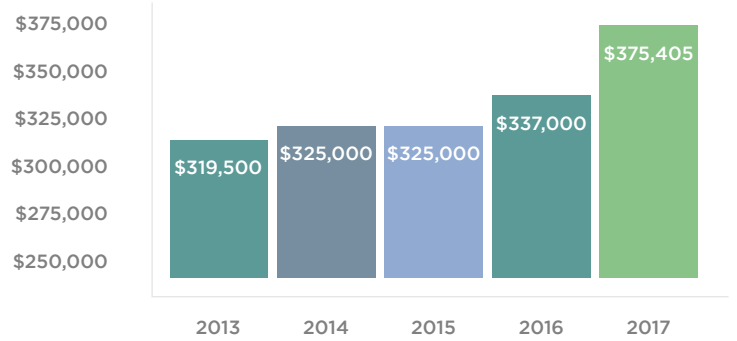
TOTAL SALES

TRENDING ▲



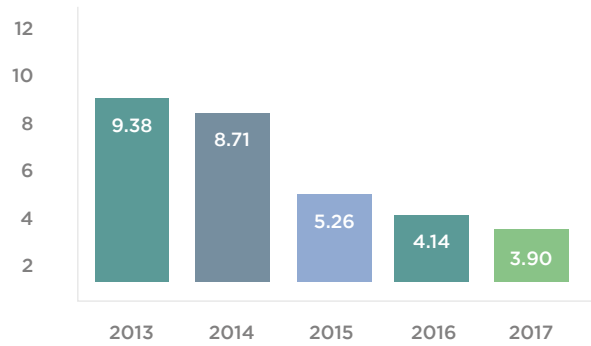
MEDIAN PRICE

TRENDING ▲



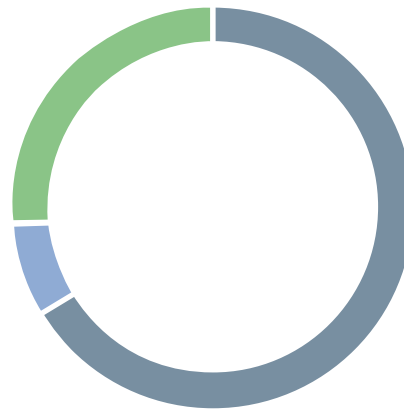
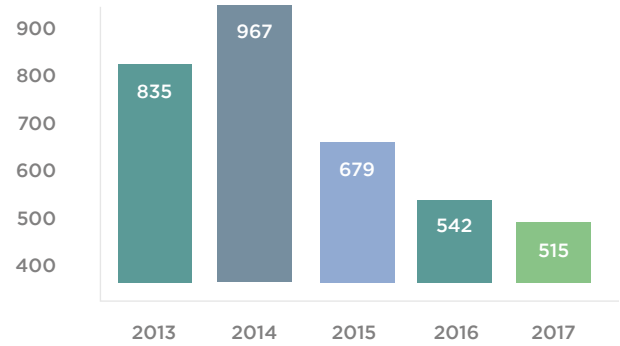
MONTHS OF INVENTORY

TRENDING ▼



TOTAL INVENTORY

TRENDING ▼

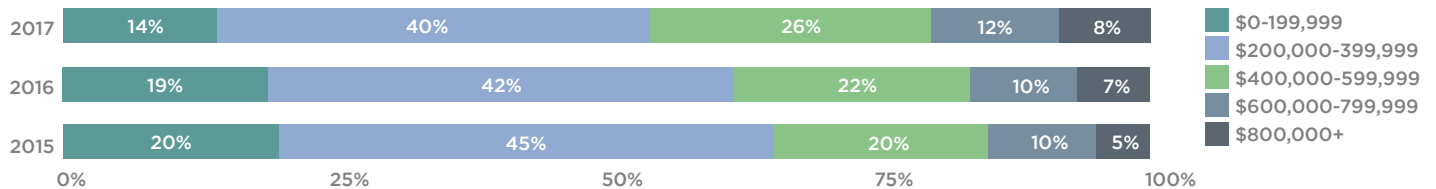


SALES BY TYPE

- 1,204 Single Family
- 468 Townhome
- 134 Condo



SALES BY PRICE POINT





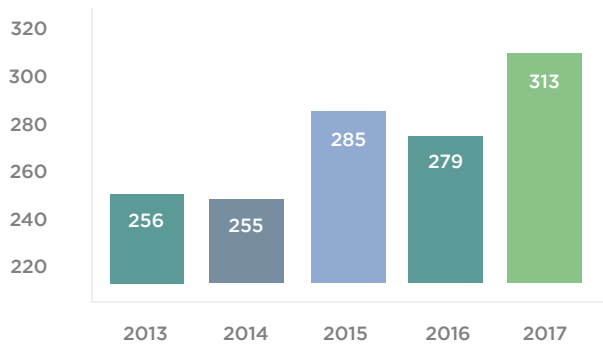
Crozet

Located 12-miles west of Charlottesville, the village of Crozet features spectacular Blue Ridge views, top-notch outdoor amenities, and a small-town feel. As a designated growth area, it also features a large supply of our area's new construction.



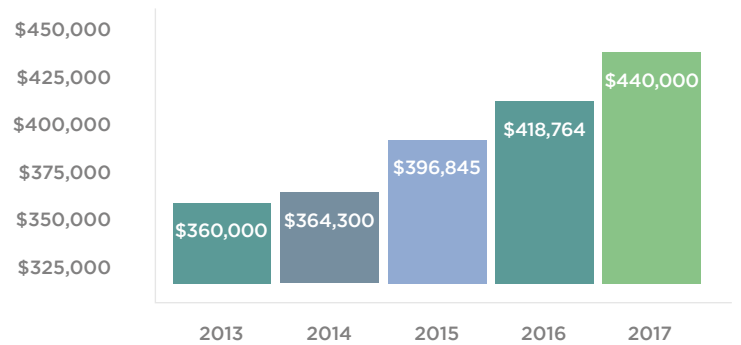
TOTAL SALES

TRENDING ▲



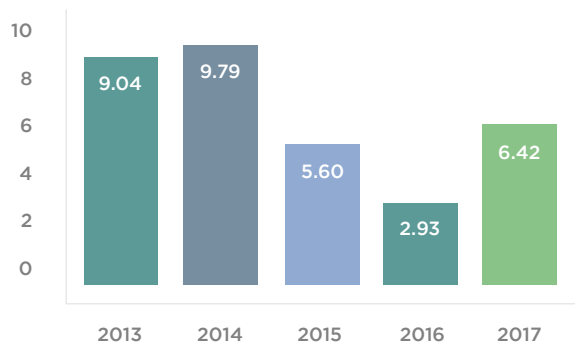
MEDIAN PRICE

TRENDING ▲



MONTHS OF INVENTORY

TRENDING ▲



CROZET	2016	%	2017
Total Sales	279	12.19	313
Median Price	\$418,764	5.07	\$440,000
Price per Sq. Ft.	\$172	3.49	\$178
Days on Market	55	0.00	55
Avg. List Price	\$457,292	4.76	\$479,050
Avg. Sales Price	\$454,213	4.13	\$472,989
Months of Inventory	2.93	119.00	6.42
Total Volume	\$126,725,450	16.82	\$148,045,600



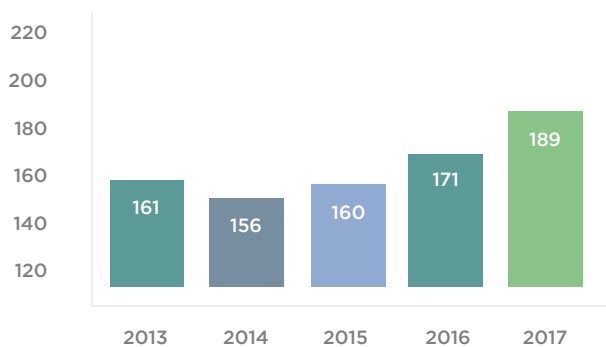
Ivy

Smack between the City of Charlottesville and the town of Crozet, the convenience and beauty of Ivy is tough to beat. Ivy contains a mix of historic homes, farms and estates, and established neighborhoods.



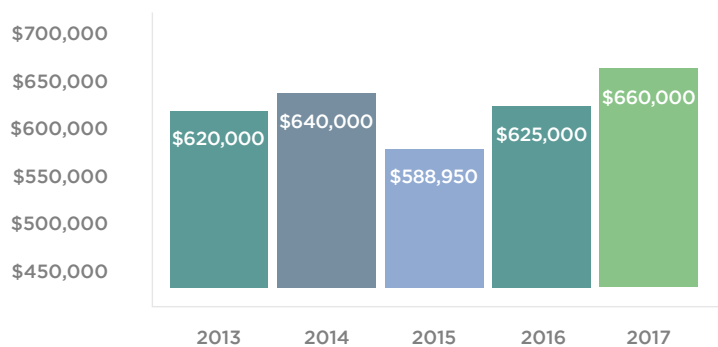
TOTAL SALES

TRENDING ▲



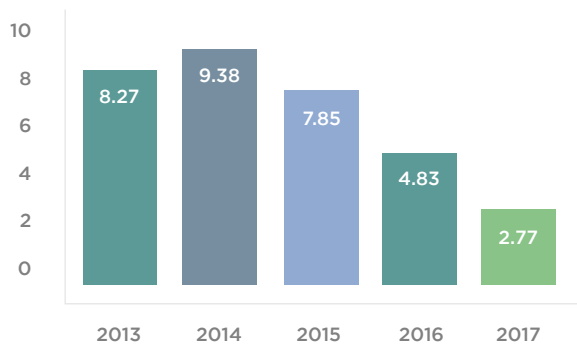
MEDIAN PRICE

TRENDING ▲



MONTHS OF INVENTORY

TRENDING ▼



IVY	2016	%	2017
Total Sales	171	10.53	189
Median Price	\$625,000	5.60	\$660,000
Price per Sq. Ft.	\$227	-1.76	\$223
Days on Market	98	-22.45	76
Avg. List Price	\$854,393	-4.20	\$818,500
Avg. Sales Price	\$804,097	-2.02	\$787,831
Months of Inventory	4.83	-42.59	2.77
Total Volume	\$137,500,532	8.29	\$148,900,016



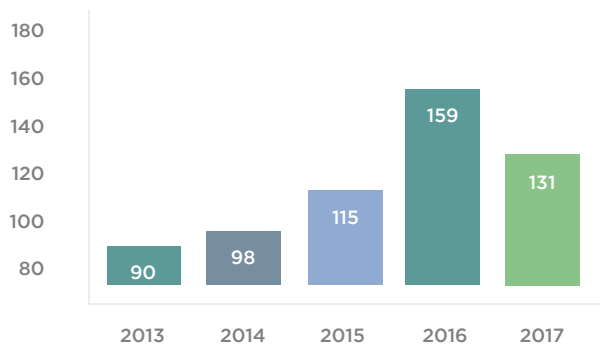
Barracks

Steps from the Charlottesville City line, Barracks is a popular choice for UVA professors, graduate students (law, business, and medical), or anyone looking to live close to the city, but with lower county taxes.



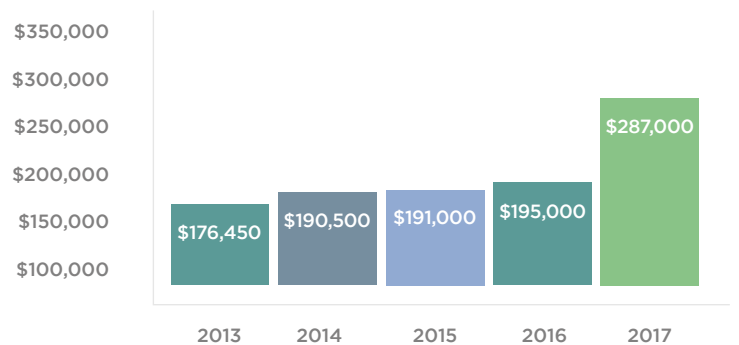
TOTAL SALES

TRENDING ▼



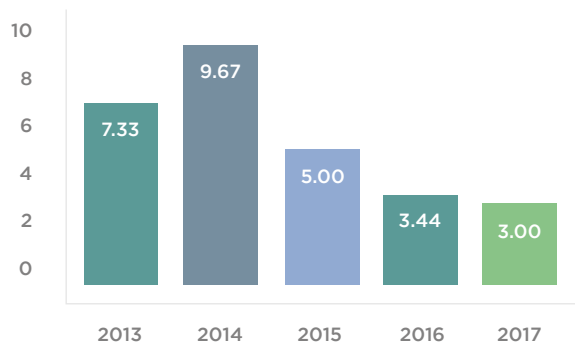
MEDIAN PRICE

TRENDING ▲



MONTHS OF INVENTORY

TRENDING ▼



BARRACKS	2016	%	2017
Total Sales	159	-17.61	131
Median Price	\$195,000	47.18	\$287,000
Price per Sq. Ft.	\$150	14.00	\$171
Days on Market	66	-25.76	49
Avg. List Price	\$263,637	37.87	\$363,470
Avg. Sales Price	\$257,691	38.46	\$356,794
Months of Inventory	3.44	-12.79	3.00
Total Volume	\$40,972,824	14.08	\$46,739,997



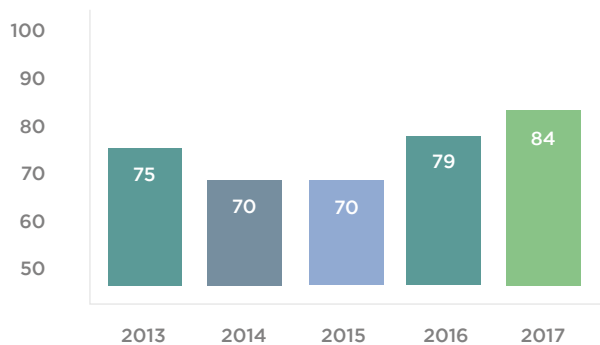
Earlysville

Earlysville is known for its rolling hills and pastoral setting. In recent years, it has gained in popularity due to nearby commercial growth along Route 29 in Northern Albemarle County.



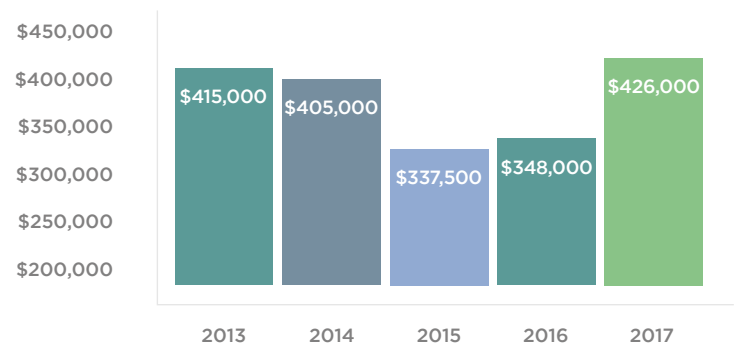
TOTAL SALES

TRENDING ▲



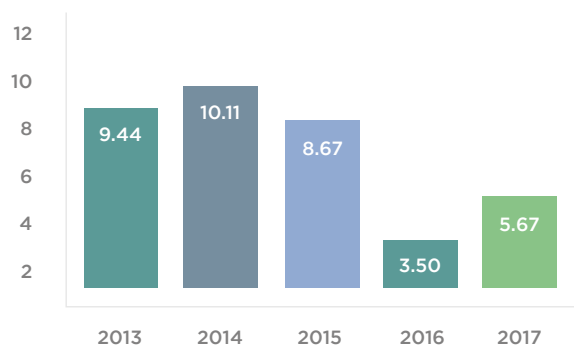
MEDIAN PRICE

TRENDING ▲



MONTHS OF INVENTORY

TRENDING ▲



EARLYSVILLE	2016	%	2017
Total Sales	79	6.33	84
Median Price	\$348,000	22.41	\$426,000
Price per Sq. Ft.	\$148	22.30	\$181
Days on Market	99	-26.26	73
Avg. List Price	\$424,620	12.50	\$477,677
Avg. Sales Price	\$409,693	11.97	\$458,744
Months of Inventory	3.50	61.90	5.67
Total Volume	\$32,365,779	19.06	\$38,534,468



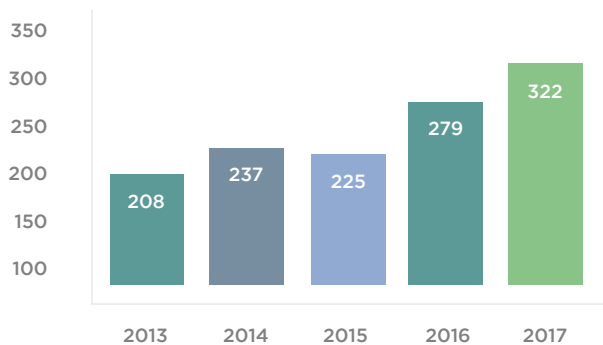
Keswick/East

Keswick is comprised of historic estates, horse farms, and acre-plus home sites. A bit closer in to Charlottesville, Pantops offers a more suburban feel with more shopping, restaurants, and more subdivisions than Keswick. Pantops also includes a large number of new construction homes.



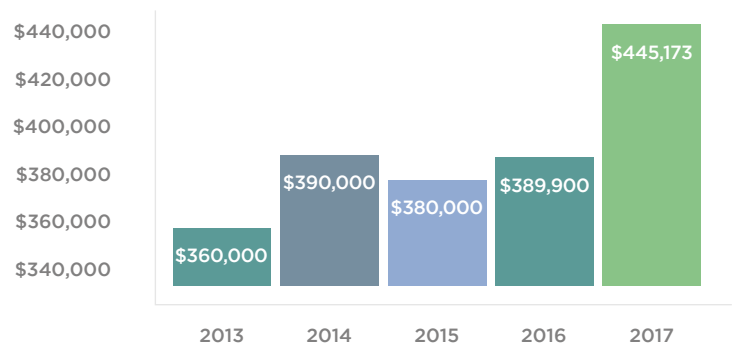
TOTAL SALES

TRENDING ▲



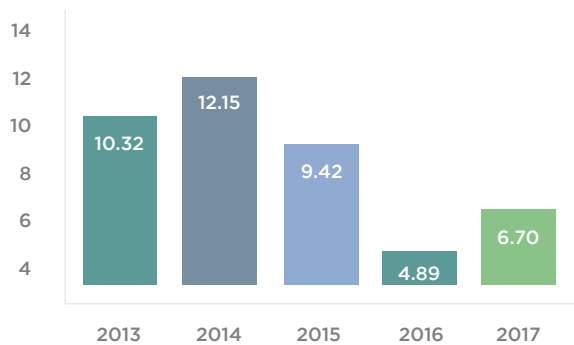
MEDIAN PRICE

TRENDING ▲



MONTHS OF INVENTORY

TRENDING ▲



KESWICK/EAST	2016	%	2017
Total Sales	279	15.41	322
Median Price	\$389,900	14.18	\$445,173
Price per Sq. Ft.	\$171	4.68	\$179
Days on Market	78	0.00	78
Avg. List Price	\$505,167	3.52	\$522,949
Avg. Sales Price	\$484,355	5.23	\$509,704
Months of Inventory	4.89	37.01	6.70
Total Volume	\$135,137,078	21.45	\$164,124,701



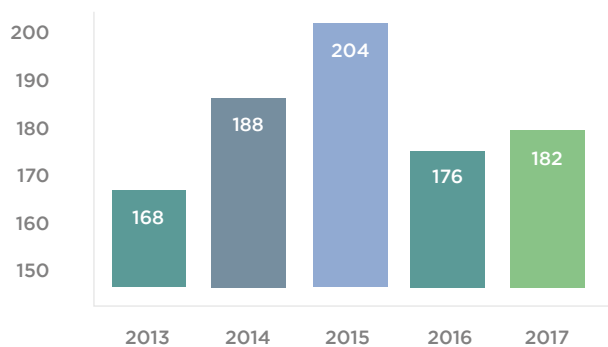
Rio

Situated on the northern edge of Charlottesville, the Rio district is a popular choice for those looking for a suburban feel close to Downtown Charlottesville and major shopping in Northern Albemarle. New construction abounds along the Rio Corridor.



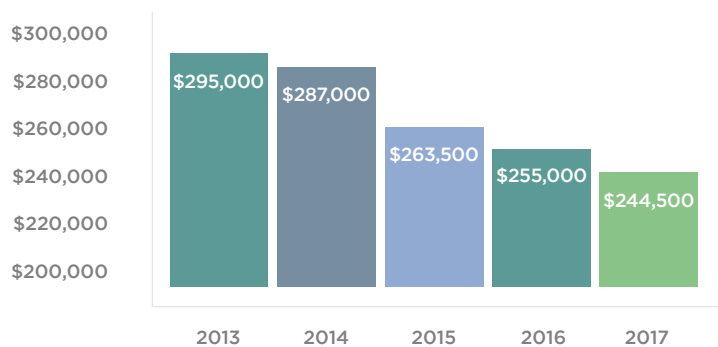
TOTAL SALES

TRENDING ▲



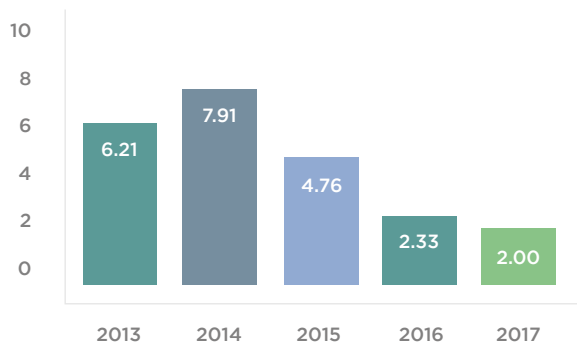
MEDIAN PRICE

TRENDING ▼



MONTHS OF INVENTORY

TRENDING ▼



RIO	2016	%	2017
Total Sales	176	3.41	182
Median Price	\$255,000	-4.12	\$244,500
Price per Sq. Ft.	\$146	3.42	\$151
Days on Market	72	-47.22	38
Avg. List Price	\$297,785	5.84	\$315,168
Avg. Sales Price	\$294,329	6.22	\$312,625
Months of Inventory	2.33	-14.16	2.00
Total Volume	\$51,801,942	9.84	\$56,897,692



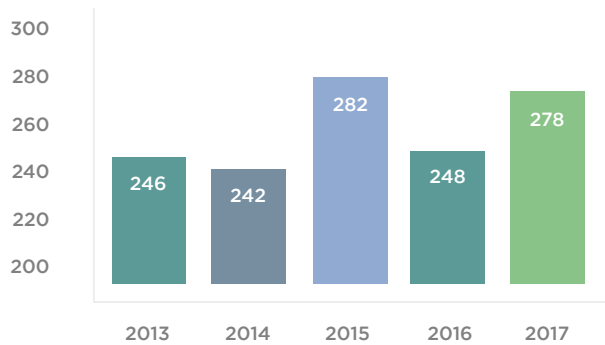
Southside

Just off the southern edge of the Charlottesville City limits is the “Southside”, where there are numerous neighborhoods and housing options convenient to Downtown Charlottesville, UVA Grounds, and both of the area’s hospitals.



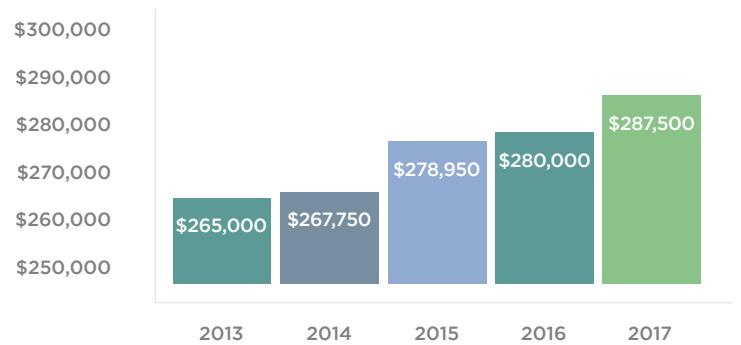
TOTAL SALES

TRENDING ▲



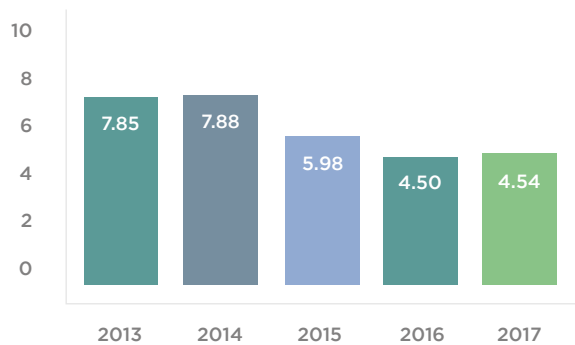
MEDIAN PRICE

TRENDING ▲



MONTHS OF INVENTORY

TRENDING FLAT



SOUTHSIDE	2016	%	2017
Total Sales	248	12.10	278
Median Price	\$280,000	2.68	\$287,500
Price per Sq. Ft.	\$151	7.28	\$162
Days on Market	68	2.94	70
Avg. List Price	\$340,940	19.86	\$408,639
Avg. Sales Price	\$334,070	16.88	\$390,466
Months of Inventory	4.50	0.93	4.54
Total Volume	\$82,849,304	31.02	\$108,549,627



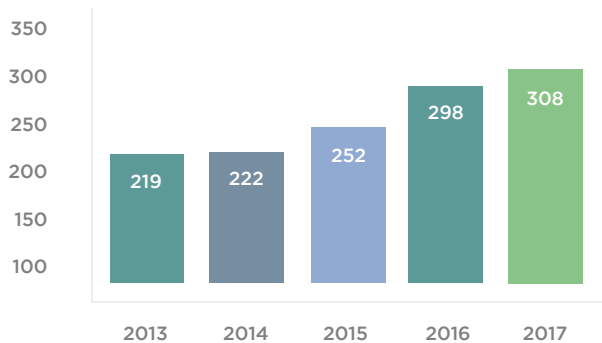
29 North

Northern Albemarle offers a wide range of housing choices and easy access to the most extensive retail and dining options in Albemarle County along Route 29 North. Newly widened roads make for faster traffic flows through areas of current development all the way to the Albemarle-Greene County line.



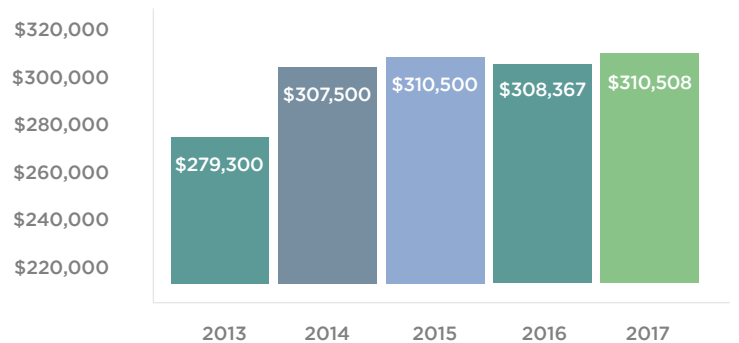
TOTAL SALES

TRENDING ▲



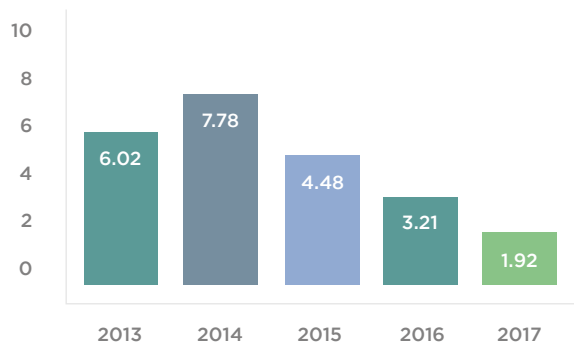
MEDIAN PRICE

TRENDING FLAT



MONTHS OF INVENTORY

TRENDING ▼



29 NORTH	2016	%	2017
Total Sales	298	3.36	308
Median Price	\$308,367	0.69	\$310,508
Price per Sq. Ft.	\$143	2.80	\$147
Days on Market	43	-2.33	42
Avg. List Price	\$326,722	3.34	\$337,619
Avg. Sales Price	\$322,833	3.44	\$333,944
Months of Inventory	3.21	-40.29	1.92
Total Volume	\$96,204,211	6.91	\$102,854,854



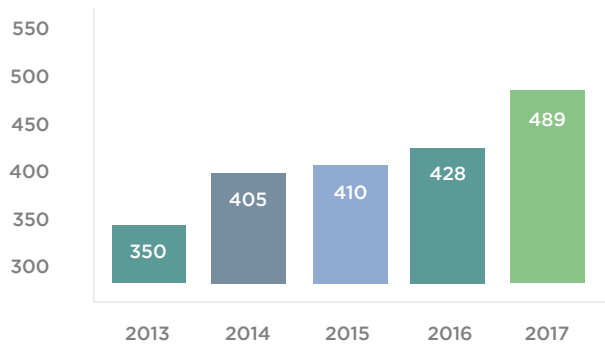
Fluvanna

Just east of Albemarle County, Fluvanna is one of the fastest-growing counties in the state, but it has managed to maintain a rural feel.



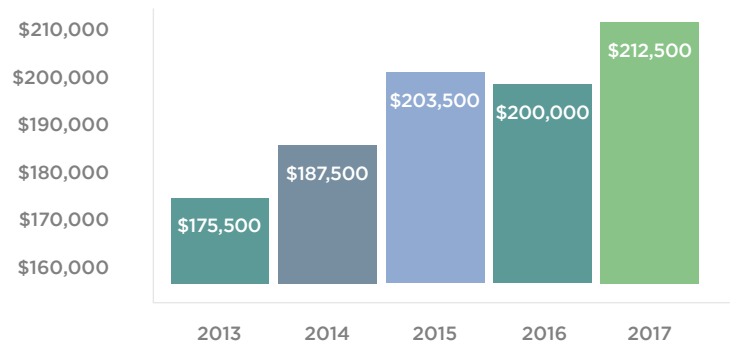
TOTAL SALES

TRENDING ▲



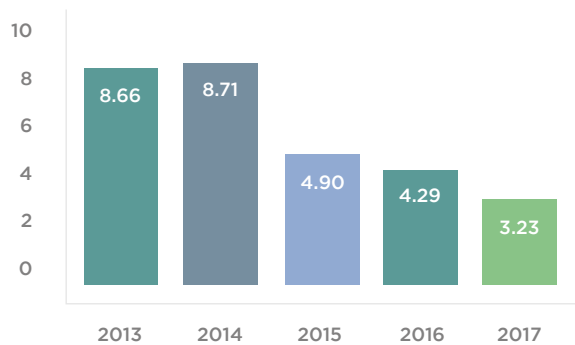
MEDIAN PRICE

TRENDING ▲



MONTHS OF INVENTORY

TRENDING ▼



FLUVANNA	2016	%	2017
Total Sales	428	14.25	489
Median Price	\$200,000	6.25	\$212,500
Price per Sq. Ft.	\$111	9.01	\$121
Days on Market	79	-11.39	70
Avg. List Price	\$232,888	7.34	\$249,993
Avg. Sales Price	\$228,250	6.68	\$243,486
Months of Inventory	4.29	-24.83	3.23
Total Volume	\$97,691,198	21.88	\$119,064,536



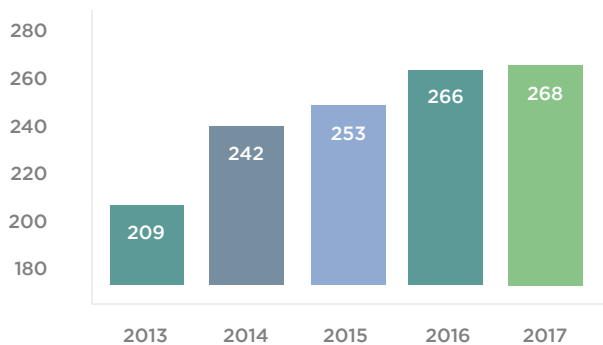
Greene

Located just off the northern edge of Albemarle County, Greene County residents enjoy a relaxed and rural setting, bordered by the beautiful Blue Ridge Mountains.



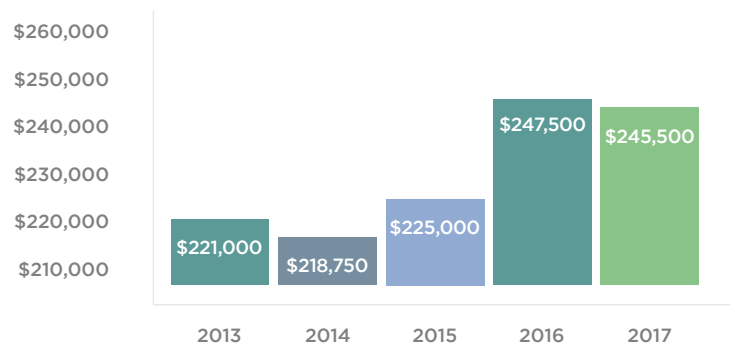
TOTAL SALES

TRENDING FLAT



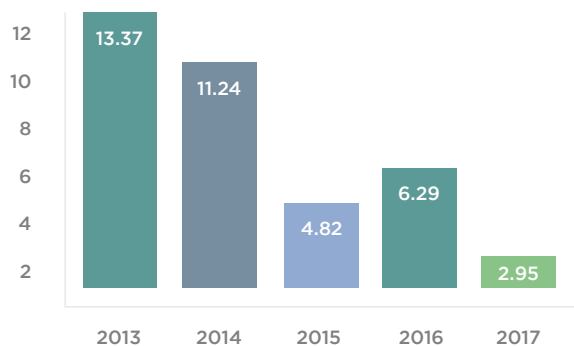
MEDIAN PRICE

TRENDING FLAT



MONTHS OF INVENTORY

TRENDING ▼



GREENE	2016	%	2017
Total Sales	266	0.75	268
Median Price	\$247,500	-0.81	\$245,500
Price per Sq. Ft.	\$123	2.44	\$126
Days on Market	87	-18.39	71
Avg. List Price	\$269,420	-1.00	\$266,720
Avg. Sales Price	\$263,777	-1.14	\$260,783
Months of Inventory	6.29	-53.03	2.95
Total Volume	\$70,164,625	-0.39	\$69,889,779



Nelson

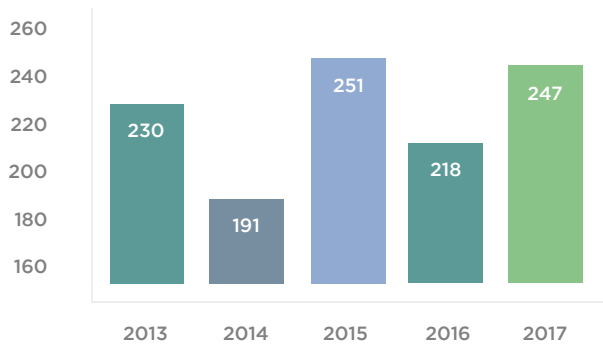
Best known for the Wintergreen Resort and its burgeoning list of breweries and wineries, Nelson County is nestled in the Blue Ridge just southwest of Charlottesville.

Nelson also features plenty of green spaces and amazing outdoor activities.



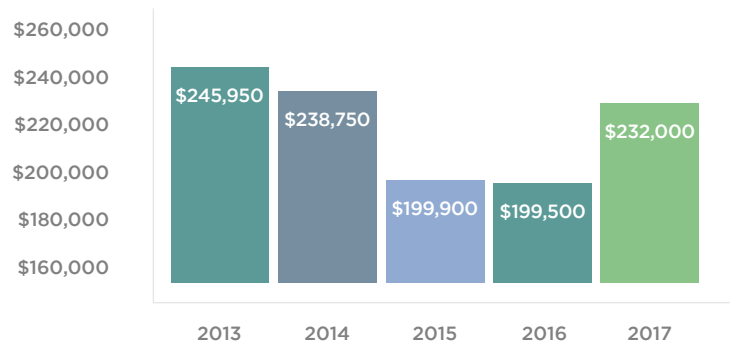
TOTAL SALES

TRENDING ▲



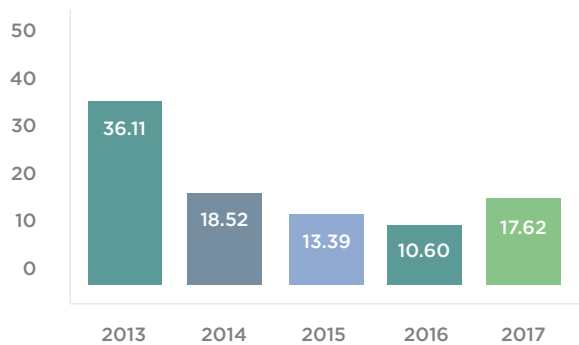
MEDIAN PRICE

TRENDING ▲



MONTHS OF INVENTORY

TRENDING ▲



NELSON	2016	%	2017
Total Sales	218	13.30	247
Median Price	\$199,500	16.29	\$232,000
Price per Sq. Ft.	\$133	8.27	\$144
Days on Market	194	-8.25	178
Avg. List Price	\$256,742	19.43	\$306,630
Avg. Sales Price	\$235,498	22.31	\$288,037
Months of Inventory	10.60	66.18	17.62
Total Volume	\$51,338,589	38.58	\$71,145,148



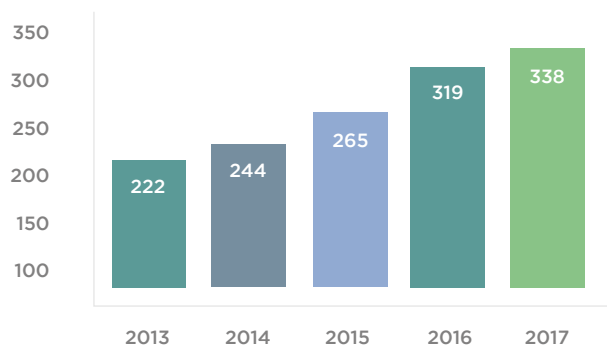
Louisa

The majority of Louisa's 517 square miles are either forested or agricultural. In recent years, the business community has found Louisa to be a convenient, low cost, and attractive location. Interstate 64 makes Zion Crossroads and the town of Mineral an easy drive to Charlottesville and Richmond.



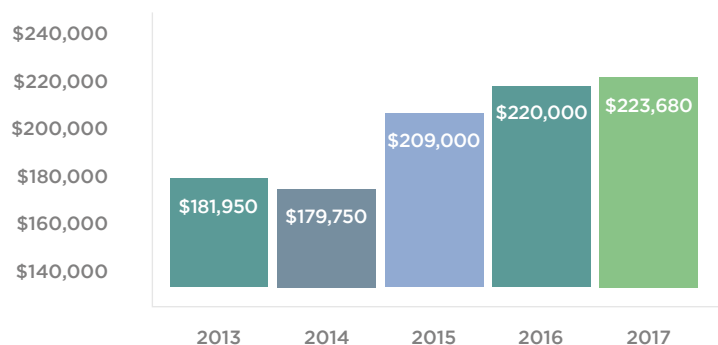
TOTAL SALES

TRENDING ▲



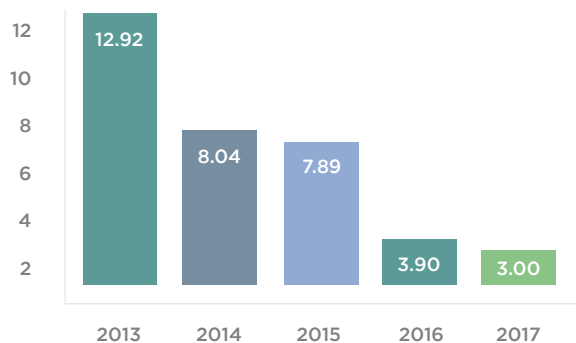
MEDIAN PRICE

TRENDING ▲



MONTHS OF INVENTORY

TRENDING ▼



LOUISA	2016	%	2017
Total Sales	319	5.96	338
Median Price	\$220,000	1.67	\$223,680
Price per Sq. Ft.	\$121	8.26	\$131
Days on Market	78	-10.26	70
Avg. List Price	\$264,025	7.03	\$282,594
Avg. Sales Price	\$258,218	5.31	\$271,921
Months of Inventory	3.90	-23.08	3.00
Total Volume	\$82,371,495	11.58	\$91,909,247



Estates and Farms

The countryside of the greater Charlottesville area is home to numerous estates, farms, and also provides opportunities for homebuyers to purchase larger plots of land for homebuilding.



TOTAL NUMBER OF SALES

		2015	%	2016	%	2017
CHARLOTTESVILLE	\$800,000-999,999	8	-12.50	7	71.43	12
	\$1,000,000-1,499,999	2	200.00	6	50.00	9
	\$1,500,000+	2	0.00	2	200.00	6
ALBEMARLE	\$800,000-999,999	31	87.10	58	32.76	77
	\$1,000,000-1,499,999	35	-8.57	32	65.63	53
	\$1,500,000+	18	33.33	24	-8.33	22
SURROUNDING COUNTIES*	\$800,000-999,999	3	100.00	6	66.67	10
	\$1,000,000-1,499,999	4	-25.00	3	33.33	4
	\$1,500,000+	5	20.00	6	0.00	6

*Includes the counties of
Fluvanna, Greene, Louisa,
Madison, Nelson, and Orange



TOTAL VOLUME OF SALES

		2015	%	2016	%	2017
CHARLOTTESVILLE	\$800,000-999,999	\$6,963,000	-10.05	\$6,263,000	69.66	\$10,625,705
	\$1,000,000-1,499,999	\$2,488,000	196.83	\$7,385,150	42.65	\$10,534,744
	\$1,500,000+	\$3,199,000	18.73	\$3,798,112	240.88	\$12,947,000
ALBEMARLE	\$800,000-999,999	\$26,820,646	87.20	\$50,208,617	34.85	\$67,706,143
	\$1,000,000-1,499,999	\$42,054,499	-8.41	\$38,518,161	63.95	\$63,150,351
	\$1,500,000+	\$43,190,500	43.74	\$62,081,199	-10.47	\$55,580,632
SURROUNDING COUNTIES*	\$800,000-999,999	\$2,594,000	110.68	\$5,465,000	57.09	\$8,585,000
	\$1,000,000-1,499,999	\$5,190,000	-38.82	\$3,175,000	50.87	\$4,790,000
	\$1,500,000+	\$11,893,000	6.20	\$12,630,000	38.68	\$17,515,000

*Includes the counties of
Fluvanna, Greene, Louisa,
Madison, Nelson, and Orange



COUNTRY PROPERTY SALES

2017	ALBEMARLE	FLUVANNA	GREENE	LOUISA	MADISON	NELSON	ORANGE
5-24.99 Acres	126	50	17	55	23	26	26
25+ Acres	37	8	5	5	6	13	6
2016	ALBEMARLE	FLUVANNA	GREENE	LOUISA	MADISON	NELSON	ORANGE
5-24.99 Acres	116	35	17	41	16	27	20
25+ Acres	28	6	6	7	10	6	8



COUNTRY PROPERTY MEDIAN PRICE

2017	ALBEMARLE	FLUVANNA	GREENE	LOUISA	MADISON	NELSON	ORANGE
5-24.99 Acres	\$571,899	\$255,000	\$345,000	\$220,000	\$227,732	\$287,500	\$329,000
25+ Acres	\$1,065,000	\$722,500	\$730,000	\$750,000	\$562,000	\$667,000	\$707,500
2016	ALBEMARLE	FLUVANNA	GREENE	LOUISA	MADISON	NELSON	ORANGE
5-24.99 Acres	\$491,050	\$292,000	\$350,000	\$240,000	\$303,150	\$259,900	\$337,500
25+ Acres	\$805,000	\$553,000	\$468,000	\$515,000	\$645,000	\$195,000	\$592,000



LAND SALES

2017	ALBEMARLE	FLUVANNA	GREENE	LOUISA	MADISON	NELSON	ORANGE
0-4.99 Acres	47	40	30	39	10	36	6
5-24.99 Acres	48	23	11	22	12	22	11
25+ Acres	24	13	3	6	11	18	3
2016	ALBEMARLE	FLUVANNA	GREENE	LOUISA	MADISON	NELSON	ORANGE
0-4.99 Acres	66	58	21	51	3	26	5
5-24.99 Acres	43	11	6	11	6	22	5
25+ Acres	21	9	3	5	14	15	3



LAND MEDIAN PRICE

2017	ALBEMARLE	FLUVANNA	GREENE	LOUISA	MADISON	NELSON	ORANGE
0-4.99 Acres	\$120,500	\$27,000	\$40,950	\$25,000	\$67,750	\$30,000	\$38,866
5-24.99 Acres	\$162,000	\$56,000	\$59,900	\$57,500	\$140,608	\$55,000	\$47,000
25+ Acres	\$537,500	\$170,000	\$312,000	\$208,000	\$225,000	\$190,000	\$83,000
2016	ALBEMARLE	FLUVANNA	GREENE	LOUISA	MADISON	NELSON	ORANGE
0-4.99 Acres	\$145,000	\$30,000	\$22,500	\$29,000	\$33,000	\$46,450	\$28,400
5-24.99 Acres	\$16,000	\$72,000	\$93,750	\$50,000	\$96,000	\$65,000	\$47,000
25+ Acres	\$375,000	\$165,000	\$333,000	\$667,548	\$346,250	\$233,614	\$99,900



New Construction

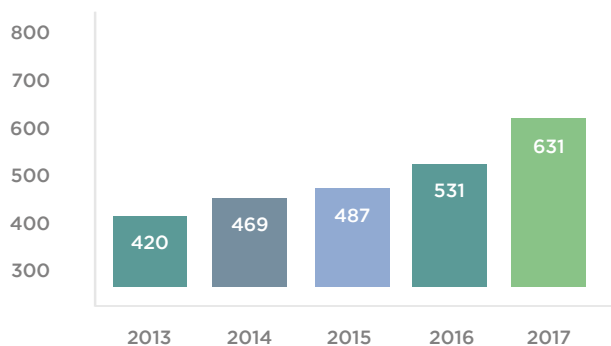
The greater Charlottesville area offers a variety of new construction opportunities including single family homes, townhomes, and attached villas. New construction is concentrated heavily in Crozet, Pantops, and 29 North.

NEW CONSTRUCTION	2015	%	2016	%	2017
Total Sales	487	9.03	531	18.83	631
Contracts Written	467	22.70	573	29.32	741
Median Price	\$385,000	7.76	\$414,859	7.31	\$445,203
Price per Sq. Ft.	\$161	4.97	\$169	4.73	\$177
Avg. Sales Price	\$434,526	6.10	\$461,043	5.62	\$486,972
Total Volume	\$211,614,162	15.69	\$244,813,799	25.52	\$307,279,164



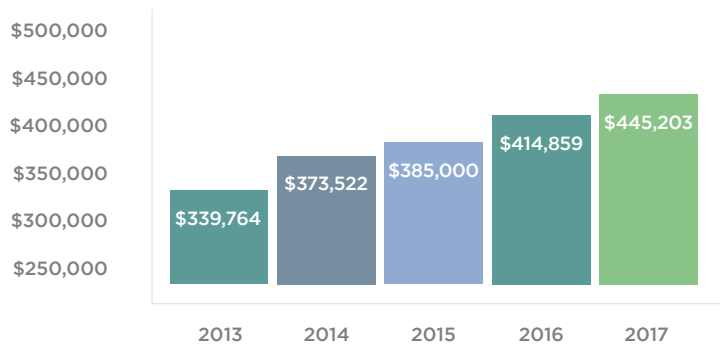
TOTAL SALES

TRENDING ▲



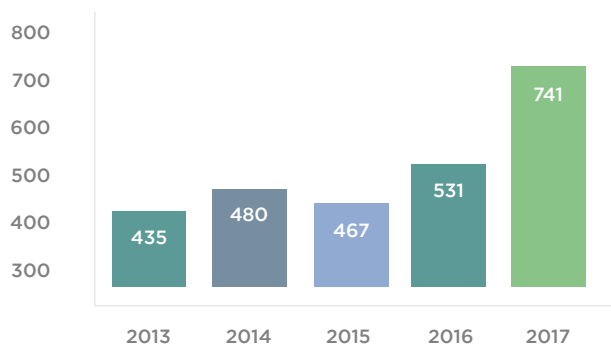
MEDIAN PRICE

TRENDING ▲



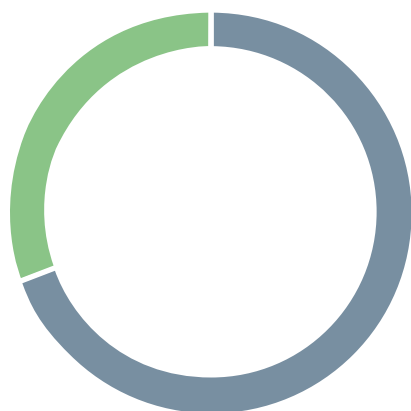
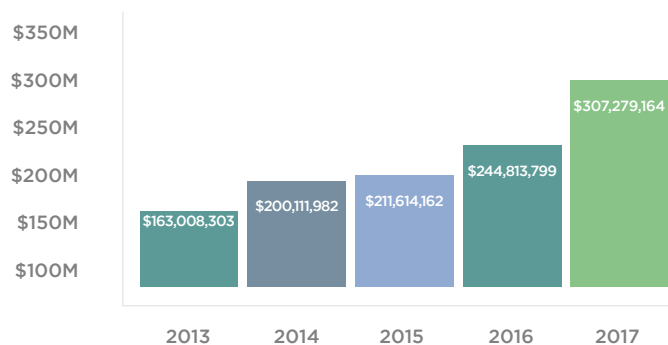
CONTRACTS WRITTEN

TRENDING ▲



TOTAL VOLUME

TRENDING ▲



SALES BY TYPE

- 430 Single Family
- 187 Attached

BY AREA	TOTAL SALES
Albemarle	438
City of Charlottesville	47
Fluvanna	42
Greene	33
Louisa	69
Nelson	2

DID YOU KNOW?

5,100

There were more than 5,100 new listings in the Charlottesville MSA in 2017.

2,510

The average size of a single family detached home sold in the Charlottesville MSA in 2017 was 2,510 square feet.

17%

New construction accounted for approximately 17% of the homes sold in the Charlottesville MSA in 2017.