

Local Market Update for Q3-2018

This is a research tool provided by the Charlottesville Area Association of REALTORS®.



Albemarle County

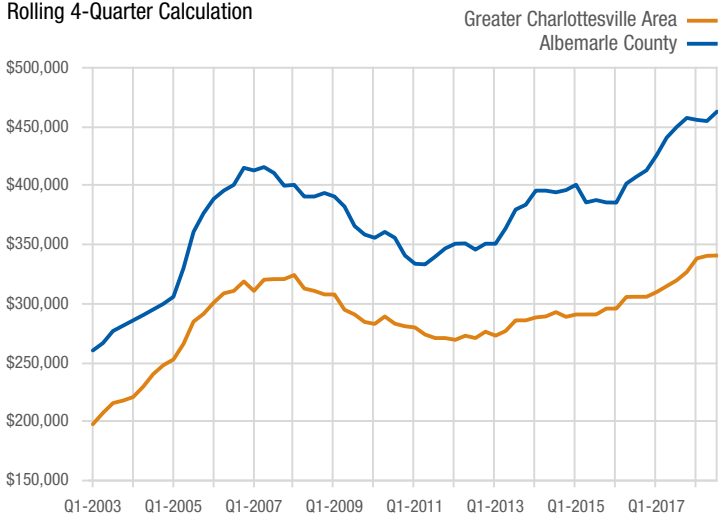
Single-Family Detached	Quarter 3			Year to Date		
	2018	2017	% Change	Thru Q3-2018	Thru Q3-2017	% Change
New Listings	348	380	- 8.4%	1,422	1,506	- 5.6%
Pending Sales	230	298	- 22.8%	963	1,006	- 4.3%
Closed Sales	323	333	- 3.0%	942	922	+ 2.2%
Days on Market Until Sale	57	57	0.0%	57	62	- 8.1%
Median Sales Price*	\$471,500	\$445,345	+ 5.9%	\$457,000	\$450,000	+ 1.6%
Average Sales Price*	\$565,212	\$519,206	+ 8.9%	\$553,744	\$534,350	+ 3.6%
Percent of List Price Received*	97.9%	98.5%	- 0.6%	98.4%	98.2%	+ 0.2%
Inventory of Homes for Sale	473	505	- 6.3%	—	—	—
Months Supply of Inventory	4.8	5.0	- 4.0%	—	—	—

Single-Family Attached	Quarter 3			Year to Date		
	2018	2017	% Change	Thru Q3-2018	Thru Q3-2017	% Change
New Listings	175	181	- 3.3%	745	617	+ 20.7%
Pending Sales	158	162	- 2.5%	599	494	+ 21.3%
Closed Sales	204	165	+ 23.6%	568	454	+ 25.1%
Days on Market Until Sale	49	39	+ 25.6%	38	39	- 2.6%
Median Sales Price*	\$270,608	\$242,500	+ 11.6%	\$260,000	\$249,000	+ 4.4%
Average Sales Price*	\$281,753	\$267,215	+ 5.4%	\$284,208	\$267,979	+ 6.1%
Percent of List Price Received*	99.2%	99.0%	+ 0.2%	99.4%	99.0%	+ 0.4%
Inventory of Homes for Sale	130	121	+ 7.4%	—	—	—
Months Supply of Inventory	2.1	2.4	- 12.5%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

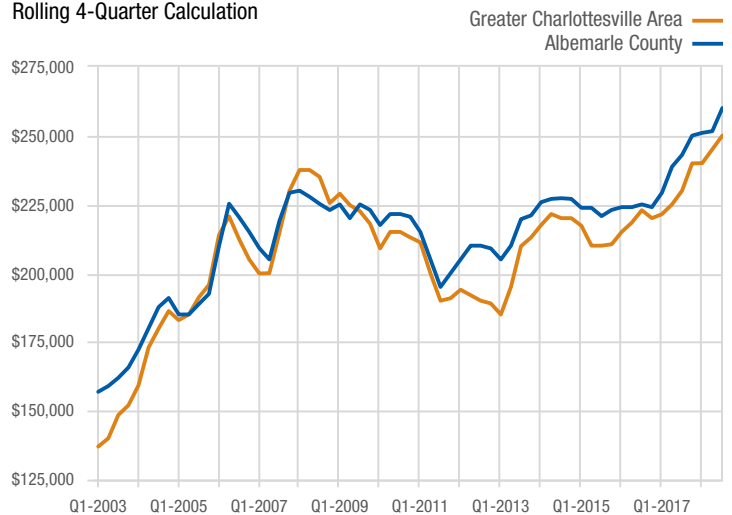
Median Sales Price - Single-Family Detached

Rolling 4-Quarter Calculation



Median Sales Price - Single-Family Attached

Rolling 4-Quarter Calculation



A rolling 4-quarter calculation represents the current quarter and the 3 quarters prior in a single data point. If no activity occurred during a quarter, the line extends to the next available data point.