

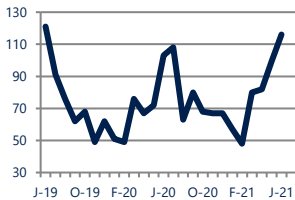


Focus On: City of Charlottesville Housing Market

June 2021

Units Sold

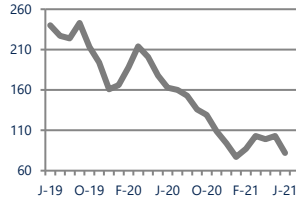
116



Up 13%
Vs. Year Ago

Active Inventory

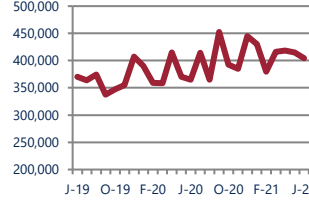
82



Down -50%
Vs. Year Ago

Median Sale Price

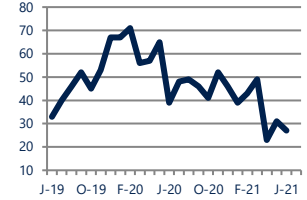
\$404,548



Up 11%
Vs. Year Ago

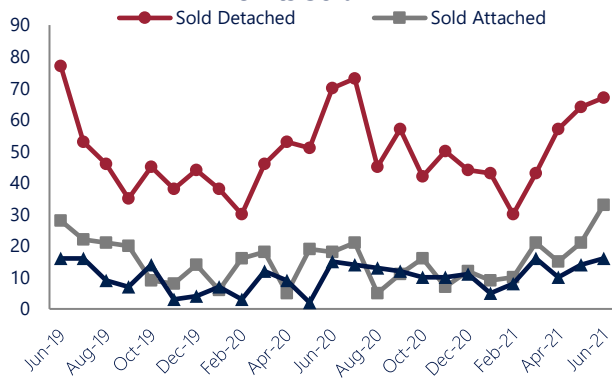
Days On Market

27



Down -31%
Vs. Year Ago

Units Sold*



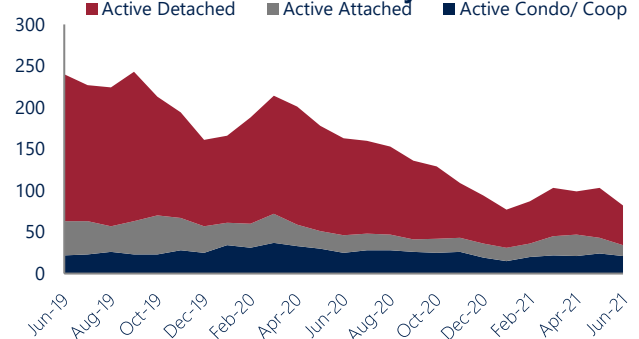
Units Sold

There was an increase in total units sold in June, with 116 sold this month in City of Charlottesville versus 99 last month, an increase of 17%. This month's total units sold was higher than at this time last year, an increase of 13% versus June 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 81 units or 50%. The total number of active inventory this June was 82 compared to 163 in June 2020. This month's total of 82 is lower than the previous month's total supply of available inventory of 103, a decrease of 20%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for City of Charlottesville Homes was \$365,000. This June, the median sale price was \$404,548, an increase of 11% or \$39,548 compared to last year. The current median sold price is 3% lower than in May.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.



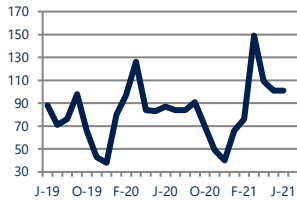
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by CGAHR and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of CGAHR or Long & Foster Real Estate, Inc.





New Listings

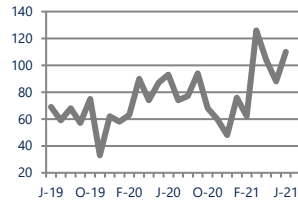
101



Up 16%
Vs. Year Ago

Current Contracts

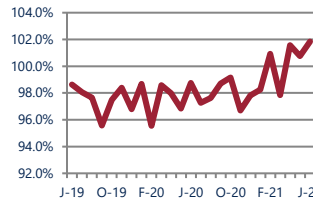
110



Up 18%
Vs. Year Ago

Sold Vs. List Price

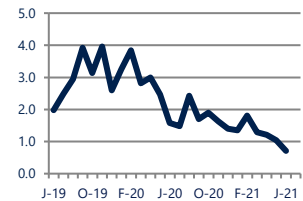
101.8%



Up 3.1%
Vs. Year Ago

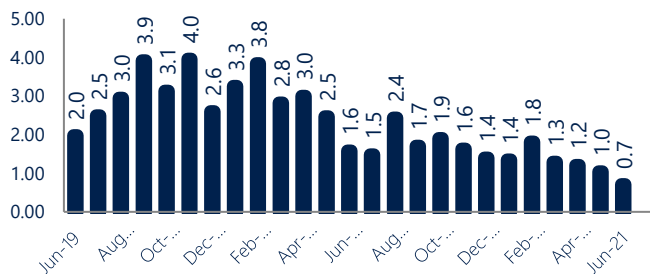
Months of Supply

0.7



Down -55%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

This month there were 101 homes newly listed for sale in City of Charlottesville compared to 87 in June 2020, an increase of 16%.

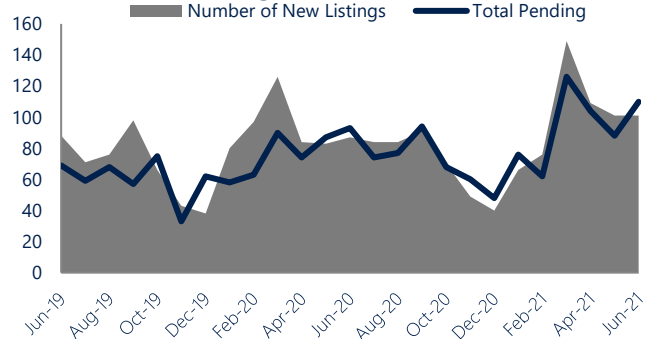
There were 110 current contracts pending sale this June compared to 93 a year ago. The number of current contracts is 18% higher than last June.

Months of Supply

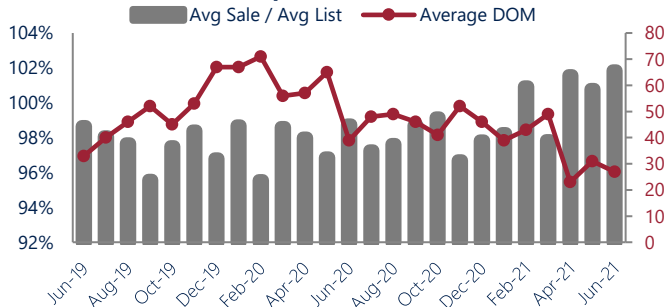
In June, there was 0.7 months of supply available in City of Charlottesville, compared to 1.6 in June 2020. That is a decrease of 55% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in City of Charlottesville was 101.8% of the average list price, which is 3.1% higher than at this time last year.

Days On Market

This month, the average number of days on market was 27, lower than the average last year, which was 39, a decrease of 31%.



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