

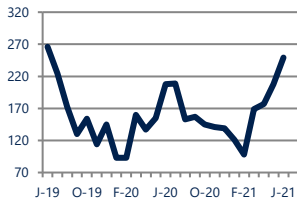


**Focus On: Greater Charlottesville Housing Market**

June 2021

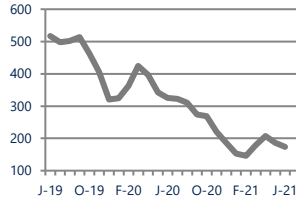
Zip Code(s): 22902, 22903, 22901 and 22911

**Units Sold**  
**249**



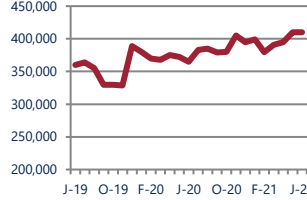
**Up 20%**  
 Vs. Year Ago

**Active Inventory**  
**174**



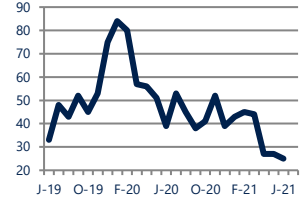
**Down -46%**  
 Vs. Year Ago

**Median Sale Price**  
**\$410,000**



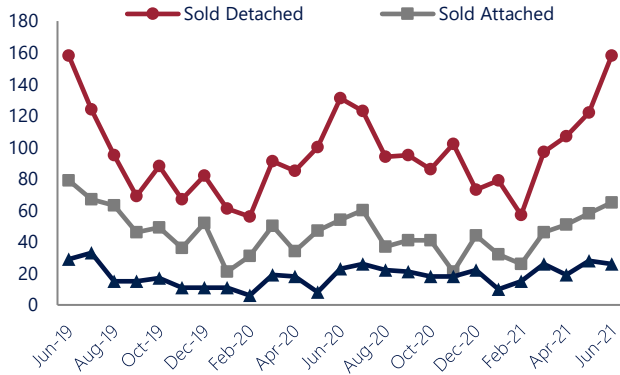
**Up 12%**  
 Vs. Year Ago

**Days On Market**  
**25**



**Down -36%**  
 Vs. Year Ago

**Units Sold\***



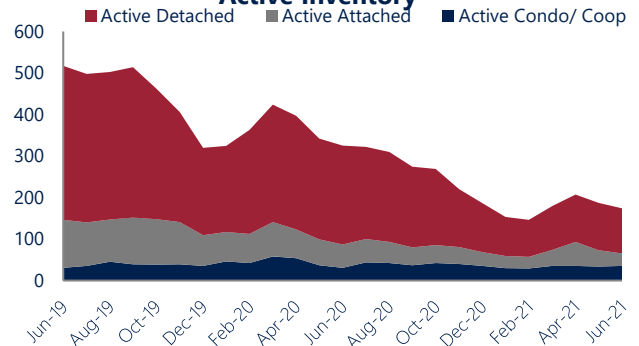
**Units Sold**

There was an increase in total units sold in June, with 249 sold this month in Greater Charlottesville versus 208 last month, an increase of 20%. This month's total units sold was higher than at this time last year, an increase of 20% versus June 2020.

**Active Inventory**

Versus last year, the total number of homes available this month is lower by 151 units or 46%. The total number of active inventory this June was 174 compared to 325 in June 2020. This month's total of 174 is lower than the previous month's total supply of available inventory of 187, a decrease of 7%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last June, the median sale price for Greater Charlottesville Homes was \$365,000. This June, the median sale price was \$410,000, an increase of 12% or \$45,000 compared to last year. The current median sold price is approximately the same as the median price in May.

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

Greater Charlottesville are defined as properties listed in zip code/s 22902, 22903, 22901 and 22911.

\*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.





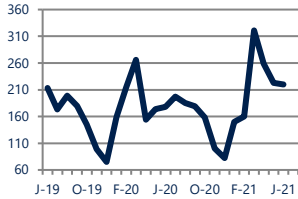
## Focus On: Greater Charlottesville Housing Market

June 2021

Zip Code(s): 22902, 22903, 22901 and 22911

### New Listings

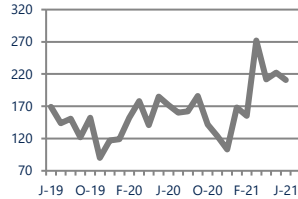
220



Up 24%  
Vs. Year Ago

### Current Contracts

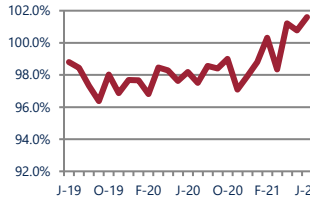
211



Up 23%  
Vs. Year Ago

### Sold Vs. List Price

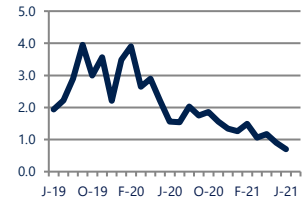
101.6%



Up 3.5%  
Vs. Year Ago

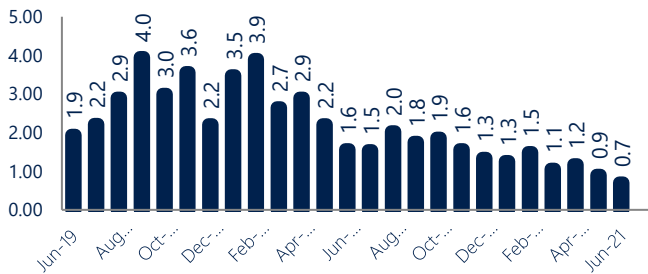
### Months of Supply

0.7



Down -55%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

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

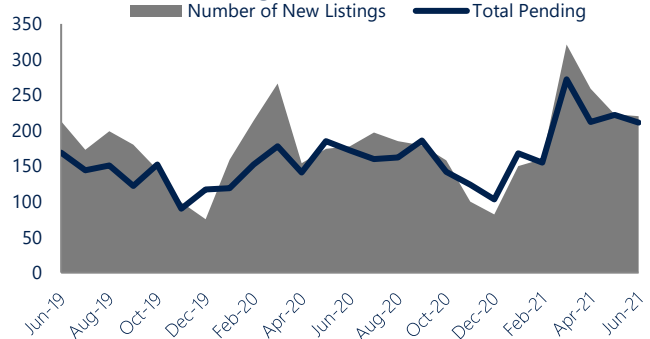
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

### New Listings & Current Contracts

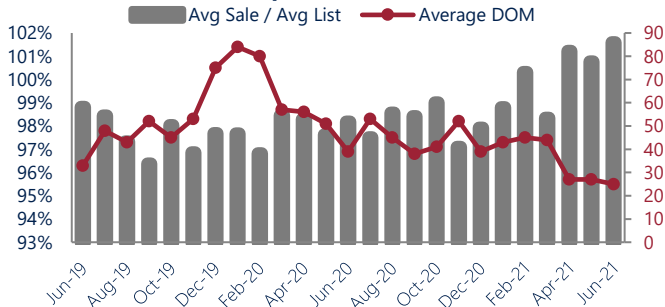
This month there were 220 homes newly listed for sale in Greater Charlottesville compared to 178 in June 2020, an increase of 24%.

There were 211 current contracts pending sale this June compared to 172 a year ago. The number of current contracts is 23% higher than last June.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In June, the average sale price in Greater Charlottesville was 101.6% of the average list price, which is 3.4% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 25, lower than the average last year, which was 39, a decrease of 36%.



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