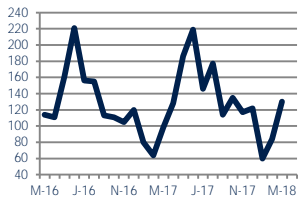




Units Sold

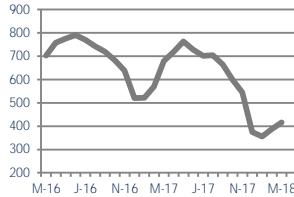
130



Up 33%  
Vs. Year Ago

Active Inventory

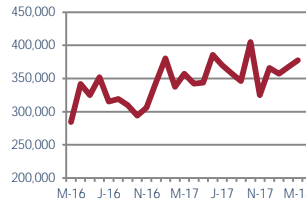
416



Down -39%  
Vs. Year Ago

Median Sale Price

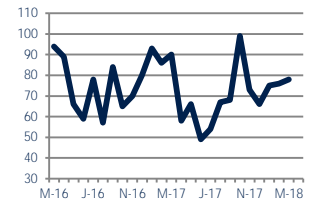
\$377,500



Up 6%  
Vs. Year Ago

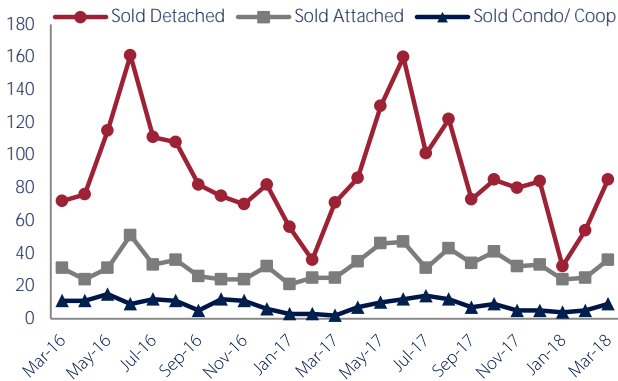
Days On Market

78



Down -13%  
Vs. Year Ago

Units Sold\*



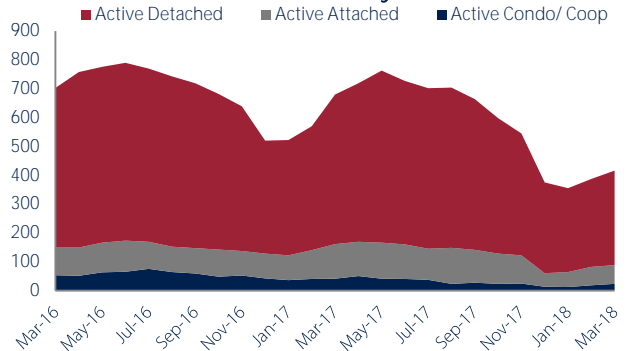
Units Sold

There was an increase in total units sold in March, with 130 sold this month in Albemarle County. This month's total units sold was higher than at this time last year.

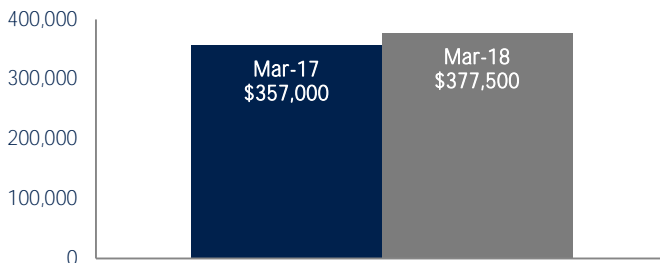
Active Inventory

Versus last year, the total number of homes available this month is lower by 264 units or 39%. The total number of active inventory this March was 416 compared to 680 in March 2017. This month's total of 416 is higher than the previous month's total supply of available inventory of 387, an increase of 7%.

Active Inventory\*



Median Sale Price



Median Sale Price

Last March, the median sale price for Albemarle County Homes was \$357,000. This March, the median sale price was \$377,500, an increase of 6% or \$20,500 compared to last year. The current median sold price is 3% higher than in February.

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

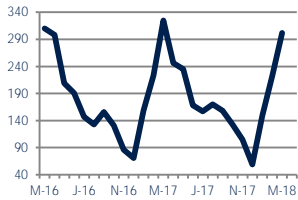


\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by CAARMLS 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 CAARMLS or Long & Foster Real Estate, Inc.



### New Listings

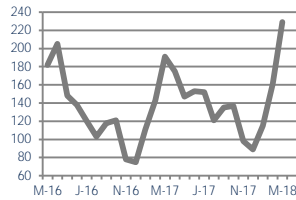
302



Down -7%  
Vs. Year Ago

### Current Contracts

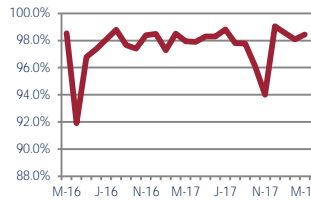
229



Up 20%  
Vs. Year Ago

### Sold Vs. List Price

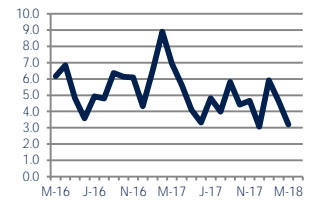
98.4%



No Change  
Vs. Year Ago

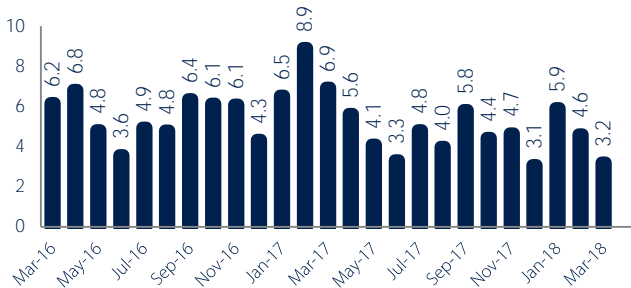
### Months of Supply

3.2



Down -54%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

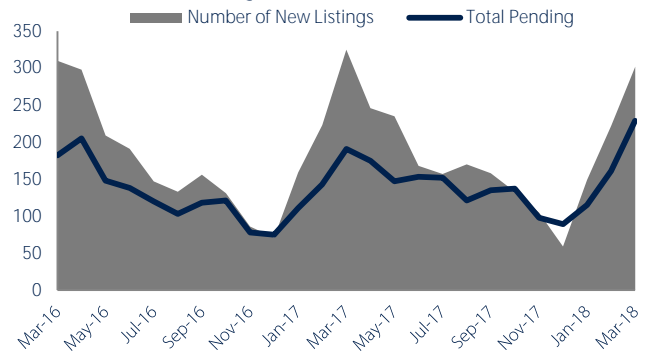
In March, there was 3.2 months of supply available in Albemarle County, compared to 6.9 in March 2017. That is a decrease of 54% versus a year ago.

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.

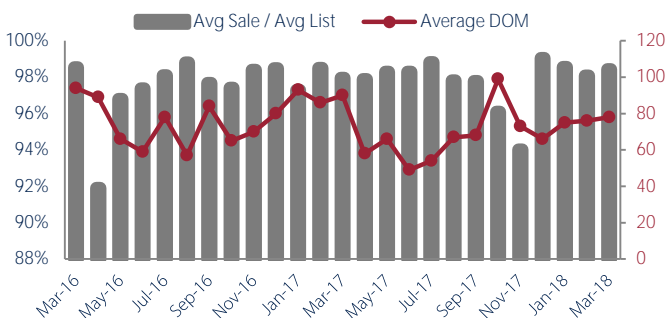
### New Listings & Current Contracts

This month there were 302 homes newly listed for sale in Albemarle County compared to 325 in March 2017, a decrease of 7%. There were 229 current contracts pending sale this March compared to 191 a year ago. The number of current contracts is 20% higher than last March.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In March, the average sale price in Albemarle County was 98.4% of the average list price, which is similar compared to a year ago.

### Days On Market

This month, the average number of days on market was 78, lower than the average last year, which was 90, a decrease of 13%.



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