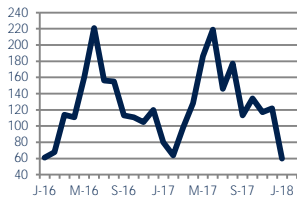




Units Sold

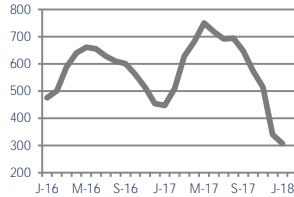
60



Down -25%
Vs. Year Ago

Active Inventory

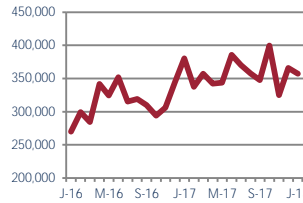
307



Down -31%
Vs. Year Ago

Median Sale Price

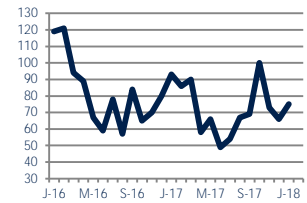
\$357,265



Down -6%
Vs. Year Ago

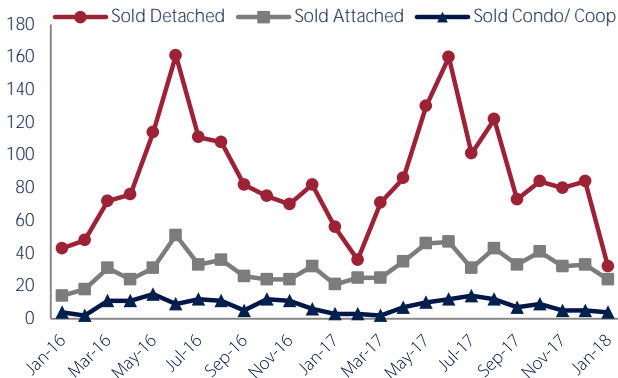
Days On Market

75



Down -19%
Vs. Year Ago

Units Sold*



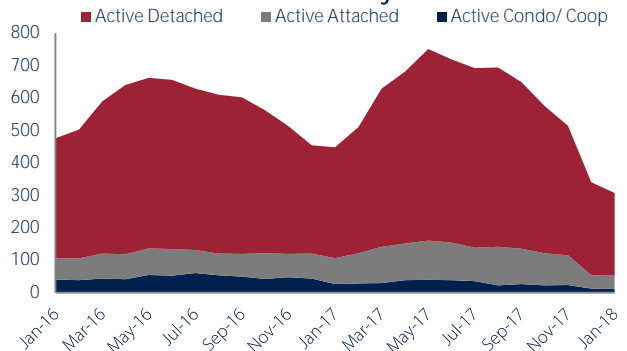
Units Sold

There was a decrease in total units sold in January, with 60 sold this month in Albemarle County. This month's total units sold was lower than at this time last year.

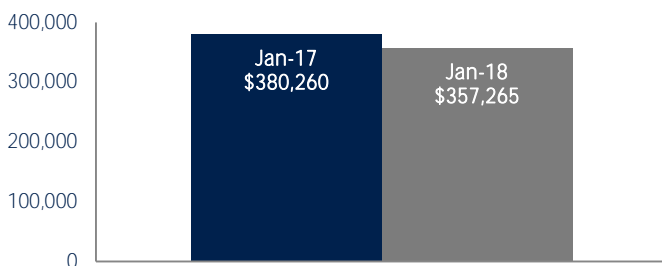
Active Inventory

Versus last year, the total number of homes available this month is lower by 141 units or 31%. The total number of active inventory this January was 307 compared to 448 in January 2017. This month's total of 307 is lower than the previous month's total supply of available inventory of 340, a decrease of 10%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Albemarle County Homes was \$380,260. This January, the median sale price was \$357,265, a decrease of 6% or \$22,995 compared to last year. The current median sold price is 2% lower than in December.

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



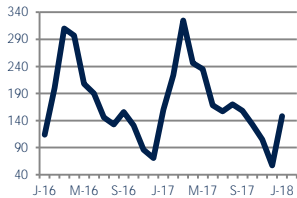
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by CAARMLS and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

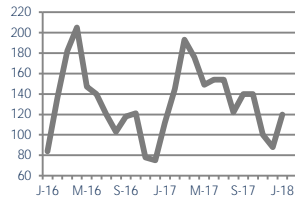
148



Down -7%
Vs. Year Ago

Current Contracts

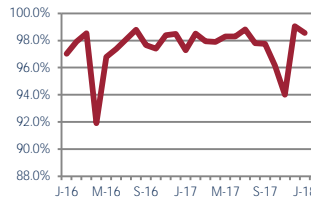
120



Up 7%
Vs. Year Ago

Sold Vs. List Price

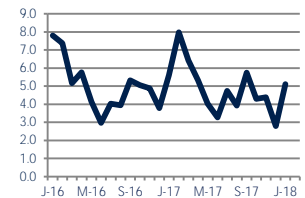
98.6%



Up 1.3%
Vs. Year Ago

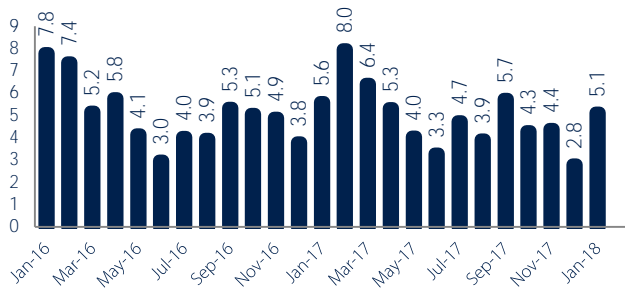
Months of Supply

5.1



Down -9%
Vs. Year Ago

Months Of Supply



Months of Supply

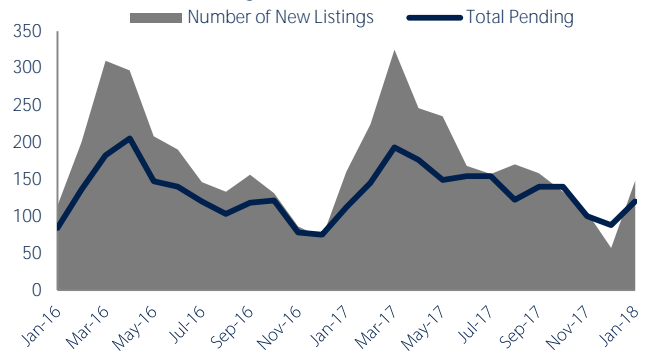
In January, there was 5.1 months of supply available in Albemarle County, compared to 5.6 in January 2017. That is a decrease of 9% versus a year ago.

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.

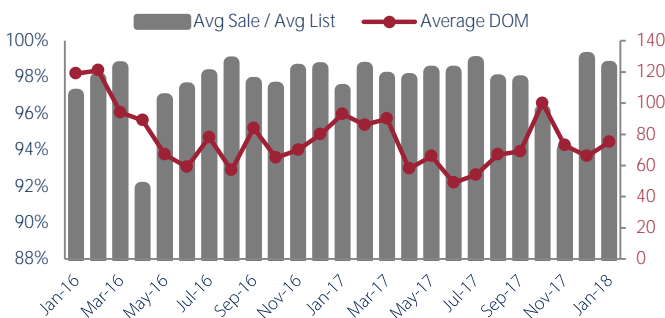
New Listings & Current Contracts

This month there were 148 homes newly listed for sale in Albemarle County compared to 160 in January 2017, a decrease of 8%. There were 120 current contracts pending sale this January compared to 112 a year ago. The number of current contracts is 7% higher than last January.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In January, the average sale price in Albemarle County was 98.6% of the average list price, which is 1.3% higher than at this time last year.

Days On Market

This month, the average number of days on market was 75, lower than the average last year, which was 93, a decrease of 19%.



*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.
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