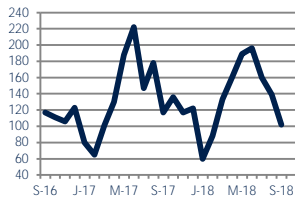


Units Sold

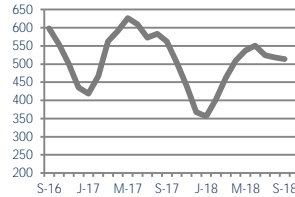
102



Down -13%
Vs. Year Ago

Active Inventory

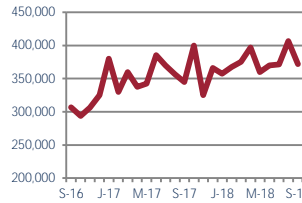
514



Down -9%
Vs. Year Ago

Median Sale Price

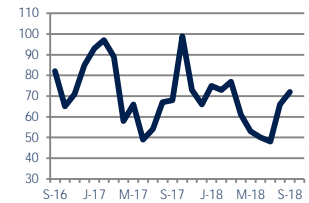
\$372,000



Up 8%
Vs. Year Ago

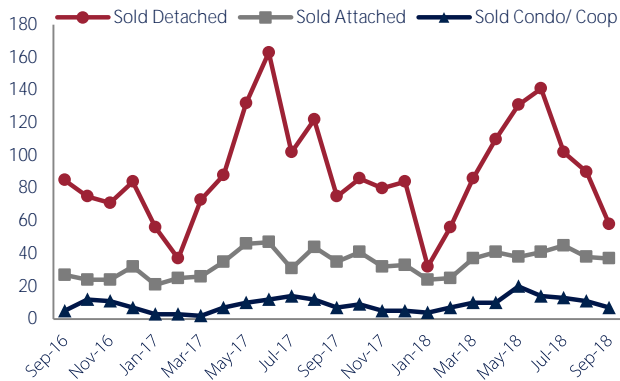
Days On Market

72



Up 6%
Vs. Year Ago

Units Sold*



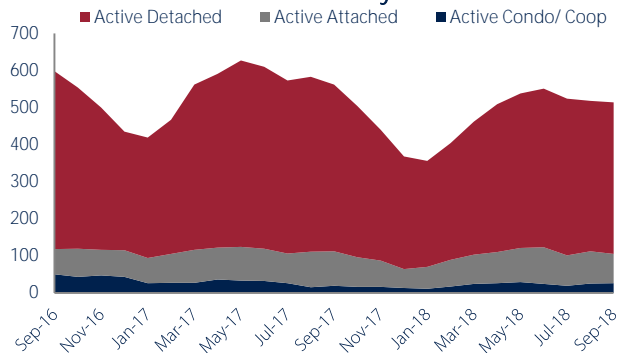
Units Sold

There was a decrease in total units sold in September, with 102 sold this month in Albemarle County versus 139 last month, a decrease of 27%. This month's total units sold was lower than at this time last year, a decrease of 13% versus September 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 48 units or 9%. The total number of active inventory this September was 514 compared to 562 in September 2017. This month's total of 514 is lower than the previous month's total supply of available inventory of 518, a decrease of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Albemarle County Homes was \$344,790. This September, the median sale price was \$372,000, an increase of 8% or \$27,210 compared to last year. The current median sold price is 8% lower than in August.

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

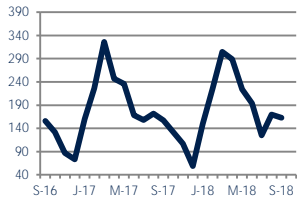


*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by CGARH and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



New Listings

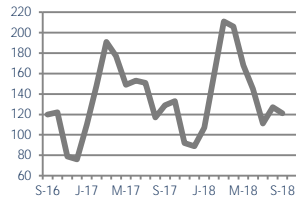
163



Up 4%
Vs. Year Ago

Current Contracts

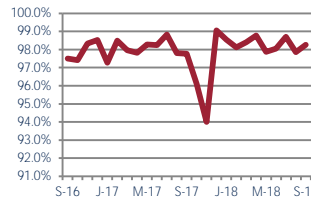
121



Down -6%
Vs. Year Ago

Sold Vs. List Price

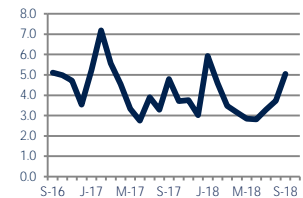
98.3%



Up 0.5%
Vs. Year Ago

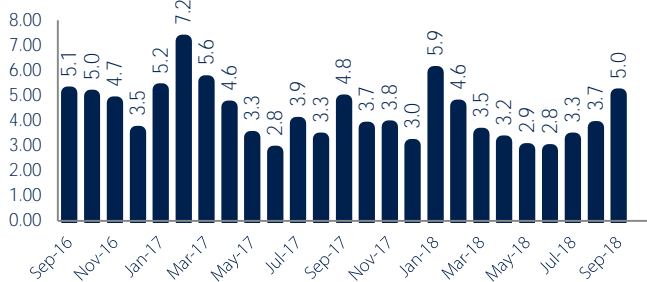
Months of Supply

5.0



Up 5%
Vs. Year Ago

Months Of Supply



Months of Supply

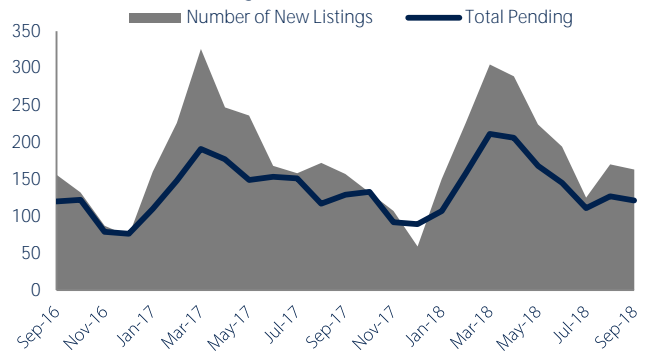
In September, there was 5.0 months of supply available in Albemarle County, compared to 4.8 in September 2017. That is an increase of 5% versus a year ago.

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.

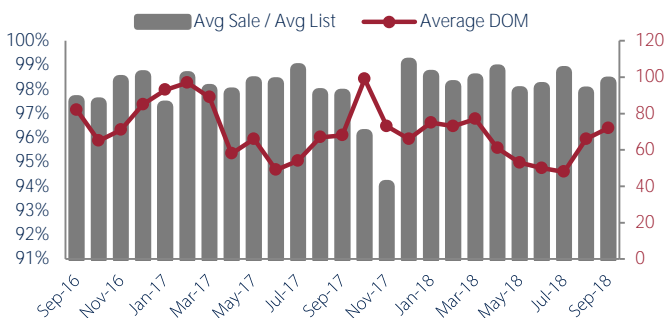
New Listings & Current Contracts

This month there were 163 homes newly listed for sale in Albemarle County compared to 157 in September 2017, an increase of 4%. There were 121 current contracts pending sale this September compared to 129 a year ago. The number of current contracts is 6% lower than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Albemarle County was 98.3% of the average list price, which is 0.5% higher than at this time last year.

Days On Market

This month, the average number of days on market was 72, higher than the average last year, which was 68, an increase of 6%.



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