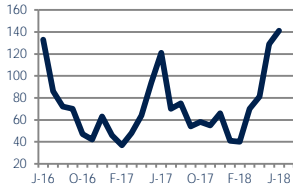


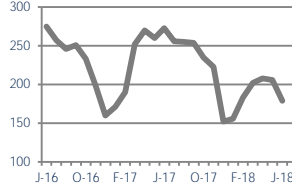


Units Sold 141



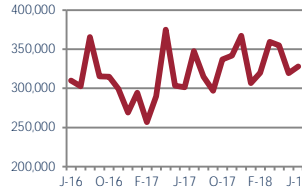
Up 17%
Vs. Year Ago

Active Inventory 179



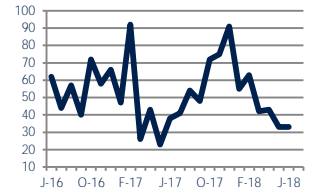
Down -34%
Vs. Year Ago

Median Sale Price \$328,000



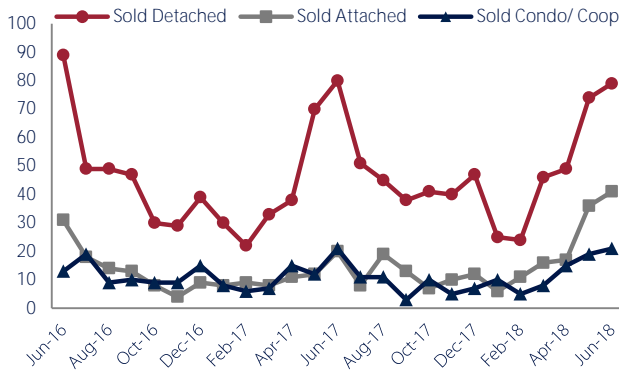
Up 9%
Vs. Year Ago

Days On Market 33



Down -13%
Vs. Year Ago

Units Sold*



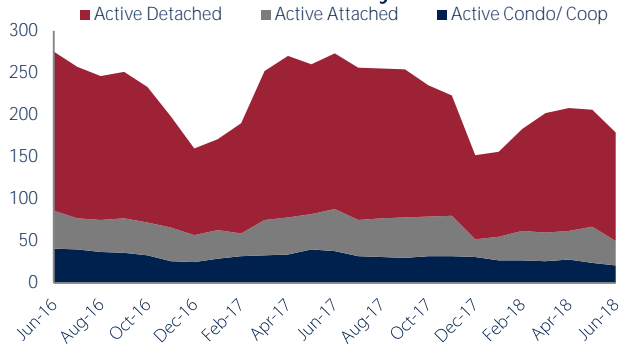
Units Sold

There was an increase in total units sold in June, with 141 sold this month in City of Charlottesville versus 129 last month, an increase of 9%. This month's total units sold was higher than at this time last year, an increase of 17% versus June 2017.

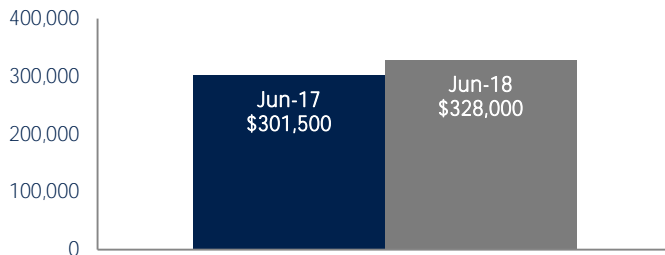
Active Inventory

Versus last year, the total number of homes available this month is lower by 94 units or 34%. The total number of active inventory this June was 179 compared to 273 in June 2017. This month's total of 179 is lower than the previous month's total supply of available inventory of 206, a decrease of 13%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for City of Charlottesville Homes was \$301,500. This June, the median sale price was \$328,000, an increase of 9% or \$26,500 compared to last year. The current median sold price is 3% higher 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.

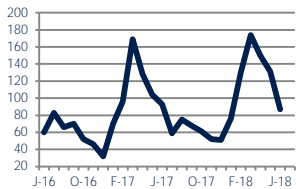


*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by CAARMLS and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

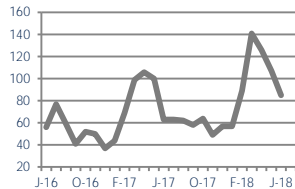
87



Down -6%
Vs. Year Ago

Current Contracts

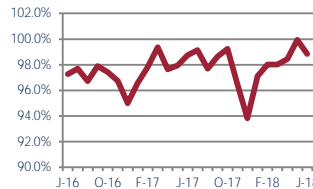
85



Up 35%
Vs. Year Ago

Sold Vs. List Price

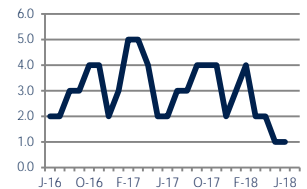
98.8%



No Change
Vs. Year Ago

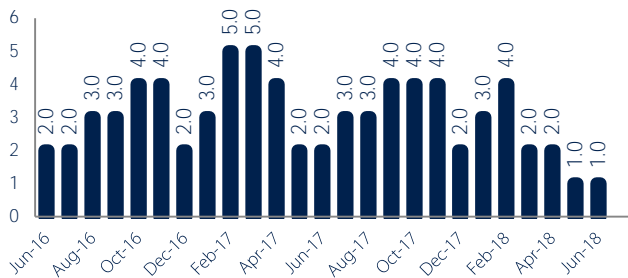
Months of Supply

1.0



Down -50%
Vs. Year Ago

Months Of Supply



Months of Supply

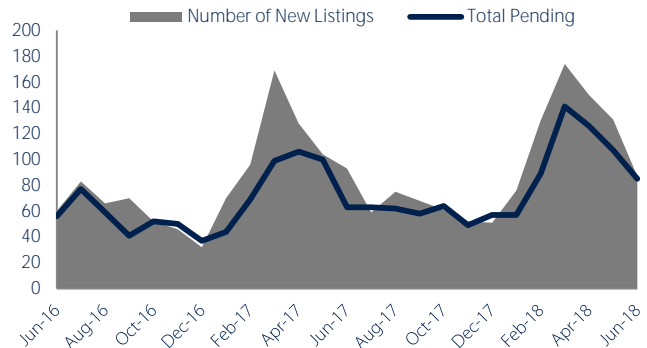
In June, there was 1.3 months of supply available in City of Charlottesville, compared to 2.3 in June 2017. That is a decrease of 44% versus a year ago.

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.

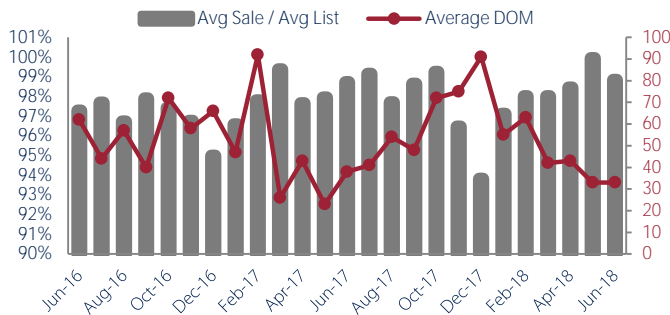
New Listings & Current Contracts

This month there were 87 homes newly listed for sale in City of Charlottesville compared to 93 in June 2017, a decrease of 6%. There were 85 current contracts pending sale this June compared to 63 a year ago. The number of current contracts is 35% 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 City of Charlottesville was 98.8% 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 33, lower than the average last year, which was 38, a decrease of 13%.



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