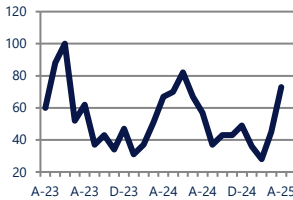


THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **CITY OF CHARLOTTESVILLE HOUSING MARKET**

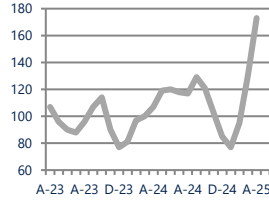
APRIL 2025

Units Sold 73



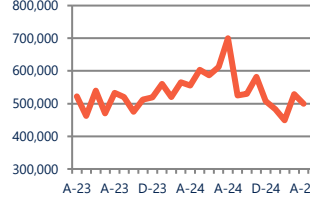
Up 9%
Vs. Year Ago

Active Inventory 173



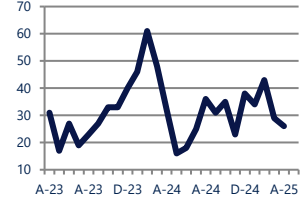
Up 62%
Vs. Year Ago

Median Sale Price \$500,000



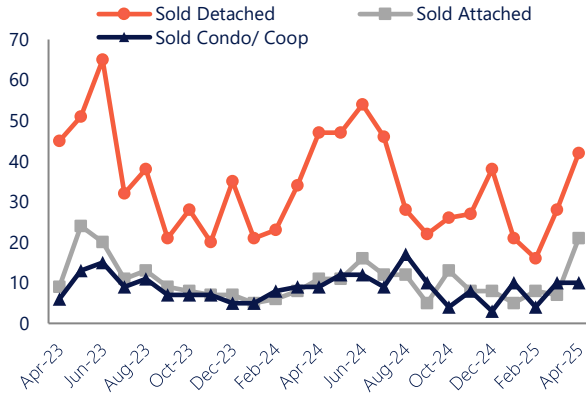
Down -10%
Vs. Year Ago

Days On Market 26



Down -19%
Vs. Year Ago

Units Sold*



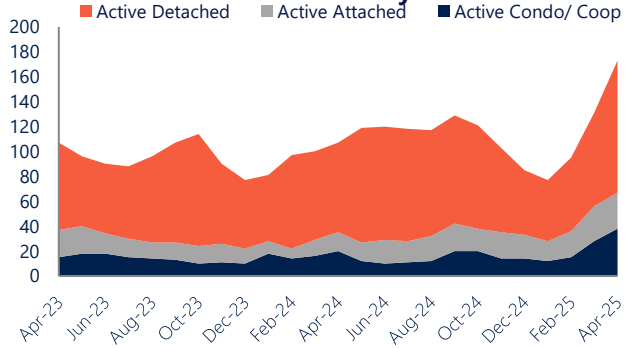
Units Sold

There was an increase in total units sold in April, with 73 sold this month in City of Charlottesville. This month's total units sold was higher than at this time last year.

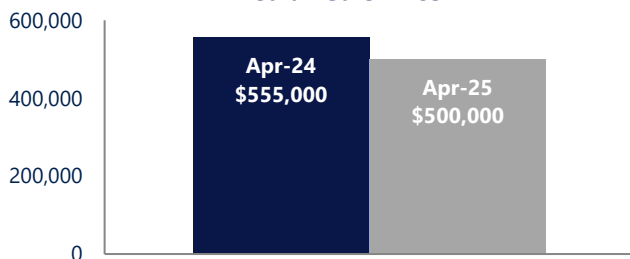
Active Inventory

Versus last year, the total number of homes available this month is higher by 66 units or 62%. The total number of active inventory this April was 173 compared to 107 in April 2024. This month's total of 173 is higher than the previous month's total supply of available inventory of 131, an increase of 32%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for City of Charlottesville Homes was \$555,000. This April, the median sale price was \$500,000, a decrease of 10% or \$55,000 compared to last year. The current median sold price is 5% lower than in March.

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

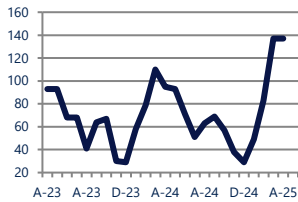
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **CITY OF CHARLOTTESVILLE HOUSING MARKET**

APRIL 2025

New Listings

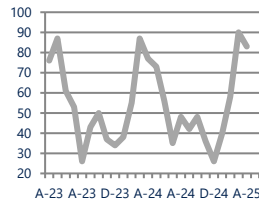
137



Up 44%
Vs. Year Ago

Current Contracts

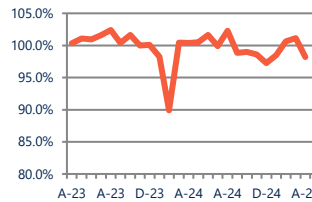
83



Up 8%
Vs. Year Ago

Sold Vs. List Price

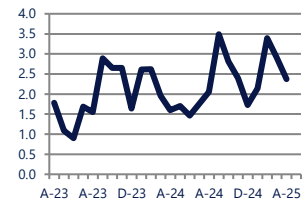
98.2%



Down -2.2%
Vs. Year Ago

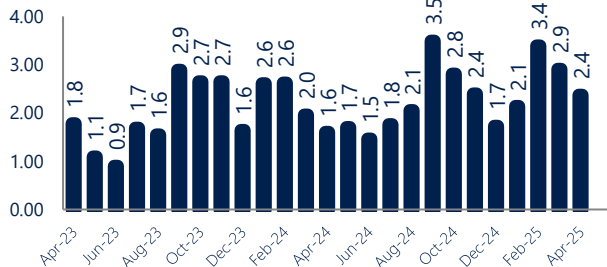
Months of Supply

2.4



Up 48%
Vs. Year Ago

Months Of Supply



Months of Supply

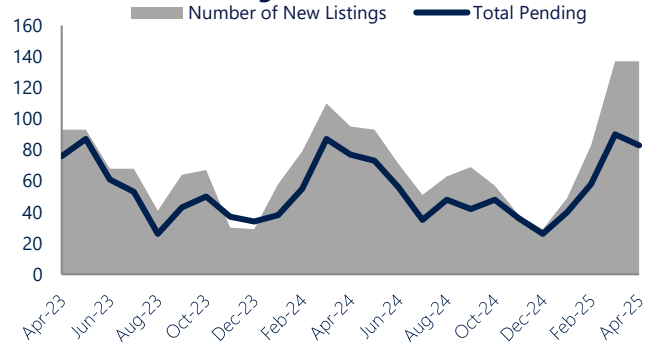
In April, there was 2.4 months of supply available in City of Charlottesville, compared to 1.6 in April 2024. That is an increase of 48% versus a year ago.

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.

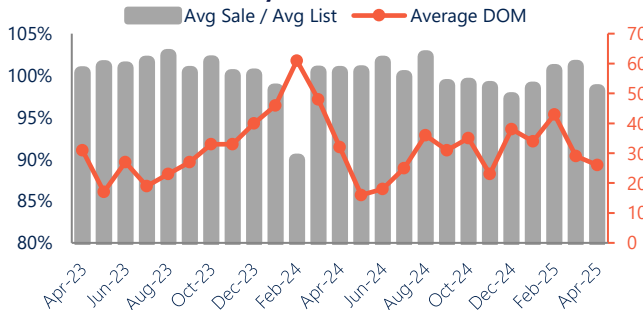
New Listings & Current Contracts

This month there were 137 homes newly listed for sale in City of Charlottesville compared to 95 in April 2024, an increase of 44%. There were 83 current contracts pending sale this April compared to 77 a year ago. The number of current contracts is 8% higher than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in City of Charlottesville was 98.2% of the average list price, which is 2.2% lower than at this time last year.

Days On Market

This month, the average number of days on market was 26, lower than the average last year, which was 32, a decrease of 19%.