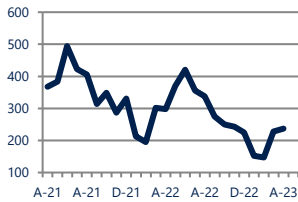


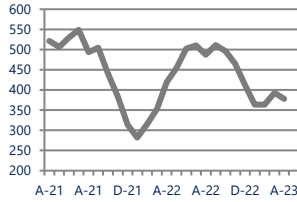


Units Sold
237



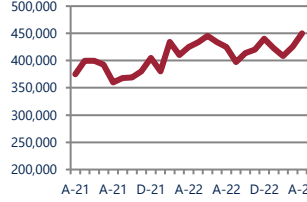
Down -20%
Vs. Year Ago

Active Inventory
378



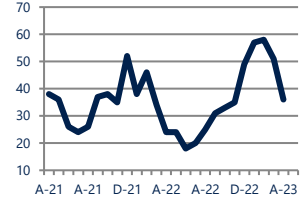
Down -10%
Vs. Year Ago

Median Sale Price
\$450,000



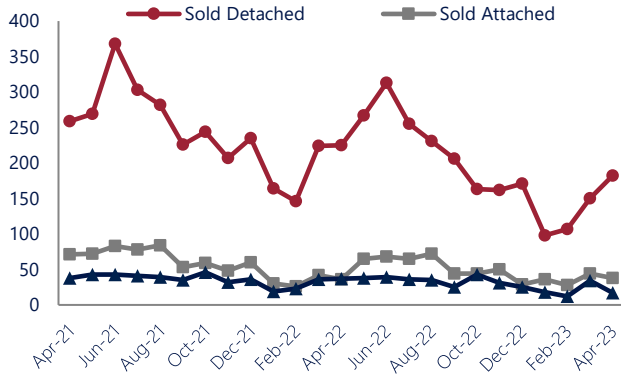
Up 6%
Vs. Year Ago

Days On Market
36



Up 50%
Vs. Year Ago

Units Sold*



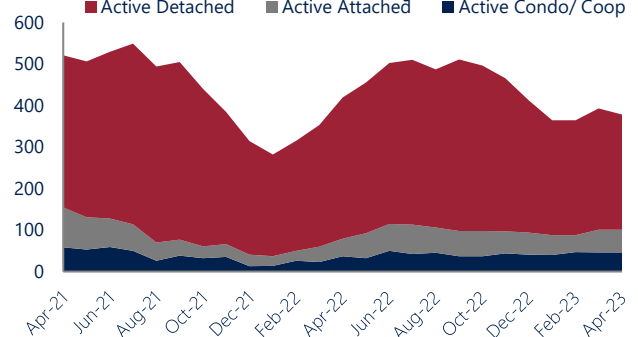
Units Sold

There was an increase in total units sold in April, with 237 sold this month in Charlottesville Area versus 228 last month, an increase of 4%. This month's total units sold was lower than at this time last year, a decrease of 20% versus April 2022.

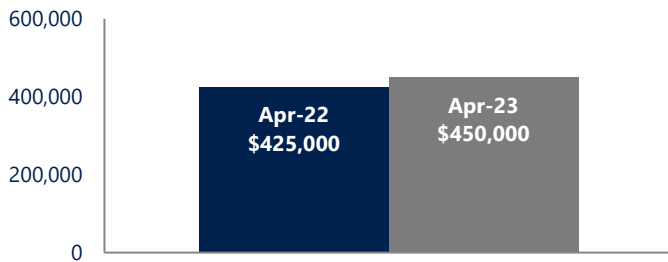
Active Inventory

Versus last year, the total number of homes available this month is lower by 41 units or 10%. The total number of active inventory this April was 378 compared to 419 in April 2022. This month's total of 378 is lower than the previous month's total supply of available inventory of 393, a decrease of 4%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Charlottesville Area Homes was \$425,000. This April, the median sale price was \$450,000, an increase of 6% or \$25,000 compared to last year. The current median sold price is 6% higher 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.

*Defined as the counties of Albemarle, Fluvanna, Greene, and Nelson and the city of Charlottesville in VA

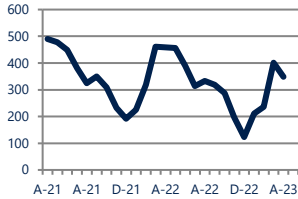
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by CGAHR and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





New Listings

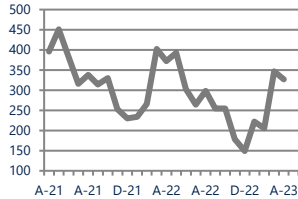
348



Down -24%
Vs. Year Ago

Current Contracts

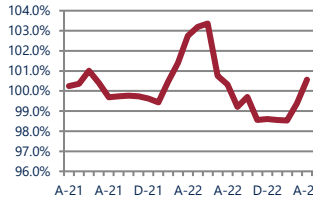
327



Down -12%
Vs. Year Ago

Sold Vs. List Price

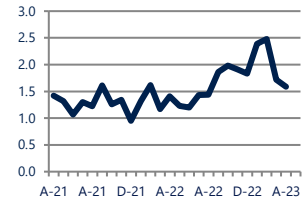
100.6%



Down -2.1%
Vs. Year Ago

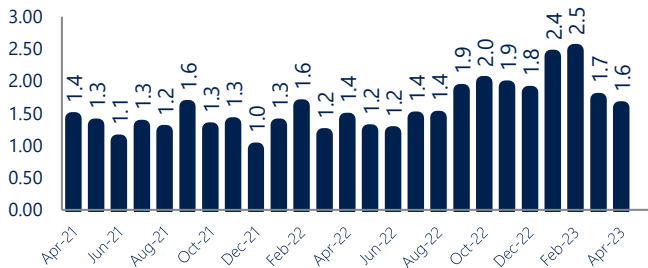
Months of Supply

1.6



Up 13%
Vs. Year Ago

Months Of Supply



Months of Supply

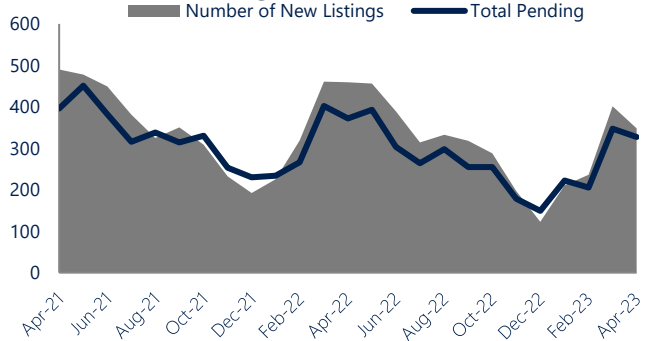
In April, there was 1.6 months of supply available in Charlottesville Area, compared to 1.4 in April 2022. That is an increase of 13% versus a year ago.

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.

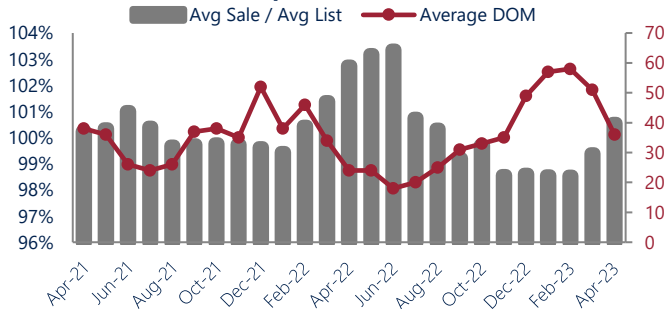
New Listings & Current Contracts

This month there were 348 homes newly listed for sale in Charlottesville Area compared to 459 in April 2022, a decrease of 24%. There were 327 current contracts pending sale this April compared to 372 a year ago. The number of current contracts is 12% lower 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 Charlottesville Area was 100.6% 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 36, higher than the average last year, which was 24, an increase of 50%.



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