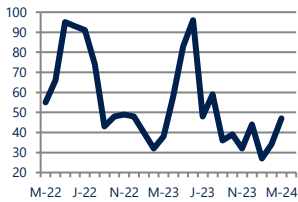




Units Sold

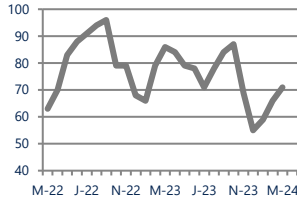
47



Up 24%
Vs. Year Ago

Active Inventory

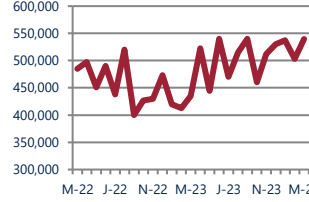
71



Down -17%
Vs. Year Ago

Median Sale Price

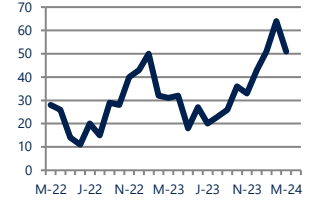
\$539,501



Up 24%
Vs. Year Ago

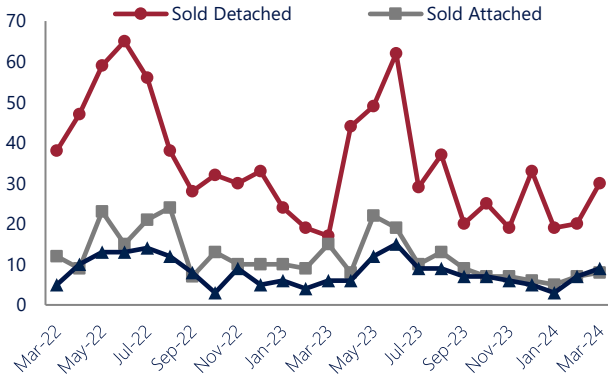
Days On Market

51



Up 65%
Vs. Year Ago

Units Sold*



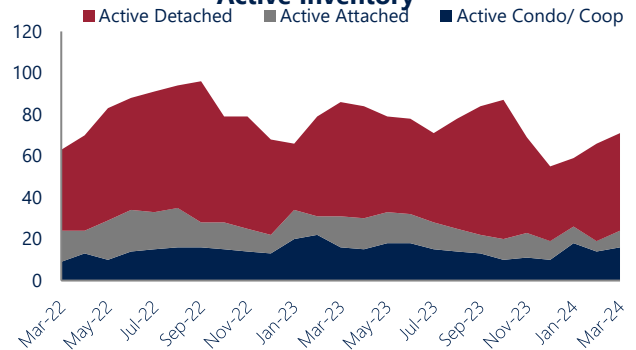
Units Sold

There was an increase in total units sold in March, with 47 sold this month in City of Charlottesville. This month's total units sold was higher than at this time last year.

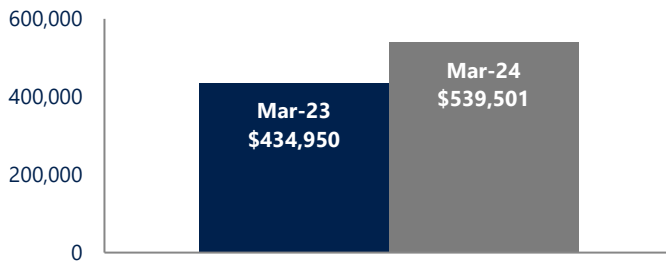
Active Inventory

Versus last year, the total number of homes available this month is lower by 15 units or 17%. The total number of active inventory this March was 71 compared to 86 in March 2023. This month's total of 71 is higher than the previous month's total supply of available inventory of 66, an increase of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for City of Charlottesville Homes was \$434,950. This March, the median sale price was \$539,501, an increase of 24% or \$104,551 compared to last year. The current median sold price is 7% higher than in February.

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

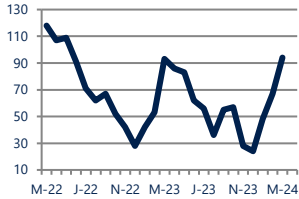
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

Information included in this report is based on data supplied by 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

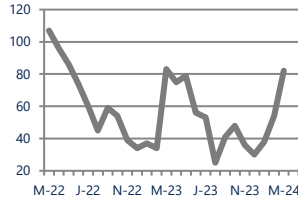
94



Up 1%
Vs. Year Ago

Current Contracts

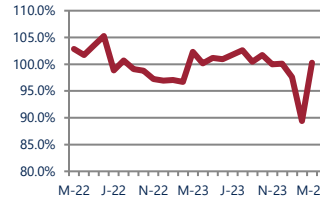
82



Down -1%
Vs. Year Ago

Sold Vs. List Price

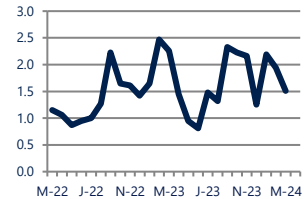
100.3%



Down -2%
Vs. Year Ago

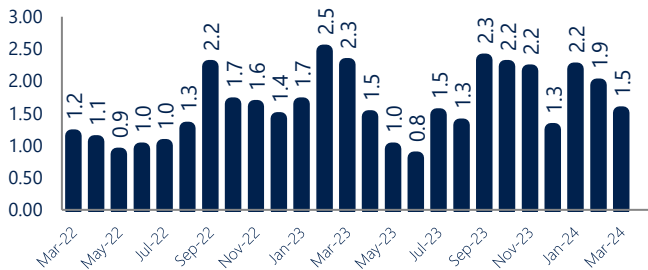
Months of Supply

1.5



Down -33%
Vs. Year Ago

Months Of Supply



Months of Supply

In March, there was 1.5 months of supply available in City of Charlottesville, compared to 2.3 in March 2023. That is a decrease of 33% versus a year ago.

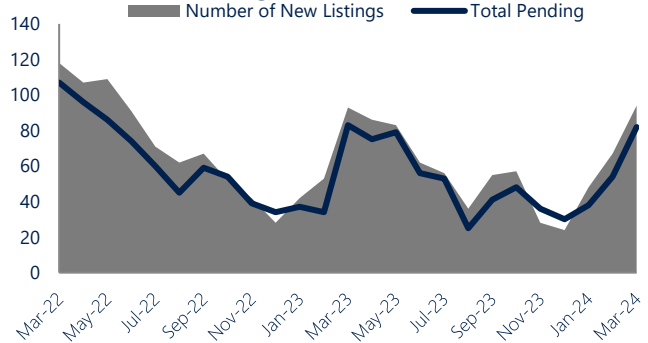
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

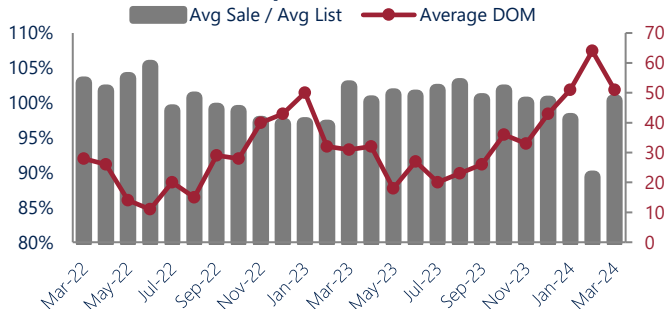
This month there were 94 homes newly listed for sale in City of Charlottesville compared to 93 in March 2023, an increase of 1%.

There were 82 current contracts pending sale this March compared to 83 a year ago. The number of current contracts is 1% lower than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in City of Charlottesville was 100.3% of the average list price, which is 2.0% lower than at this time last year.

Days On Market

This month, the average number of days on market was 51, higher than the average last year, which was 31, an increase of 65%.