

# THE LONG & FOSTER MARKET MINUTE™

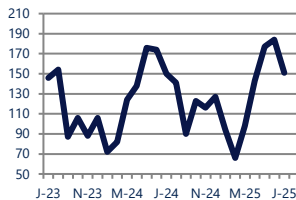
FOCUS ON: **GREATER CHARLOTTESVILLE HOUSING MARKET**

JULY 2025

Zip Code(s): 22902, 22903, 22901 and 22911

## Units Sold

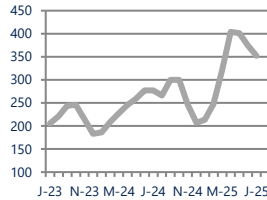
151



Up 1%  
Vs. Year Ago

## Active Inventory

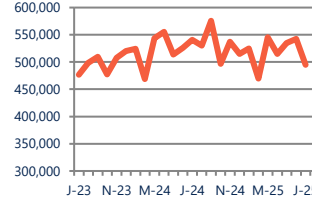
352



Up 27%  
Vs. Year Ago

## Median Sale Price

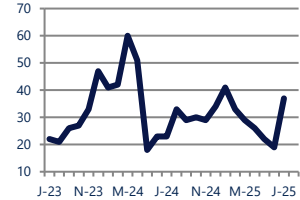
\$495,000



Down -9%  
Vs. Year Ago

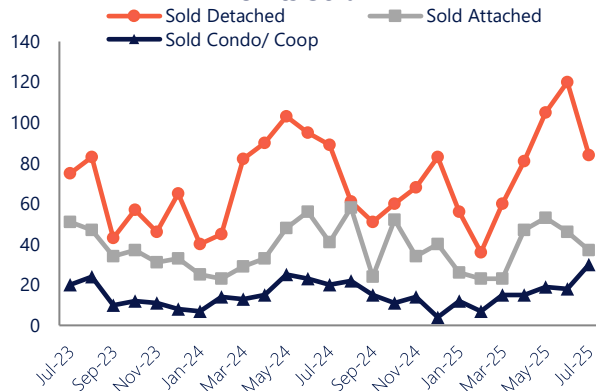
## Days On Market

37



Up 61%  
Vs. Year Ago

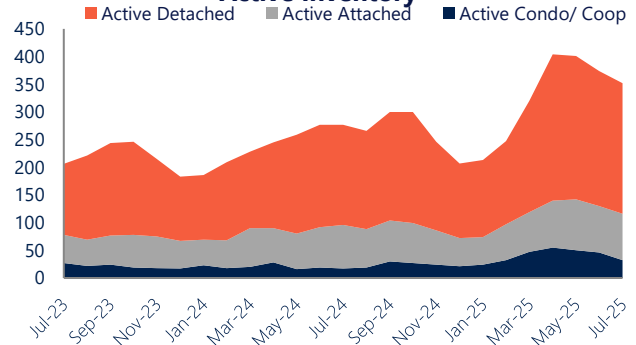
## Units Sold\*



## Units Sold

There was a decrease in total units sold in July, with 151 sold this month in Greater Charlottesville versus 184 last month, a decrease of 18%. This month's total units sold was higher than at this time last year, an increase of 1% versus July 2024.

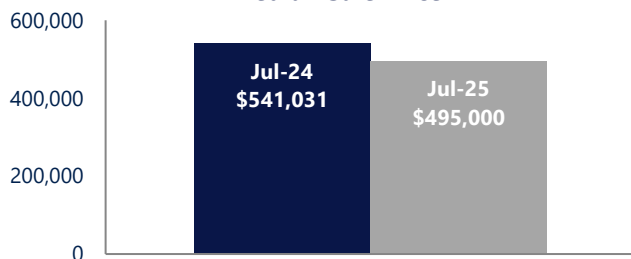
## Active Inventory\*



## Active Inventory

Versus last year, the total number of homes available this month is higher by 75 units or 27%. The total number of active inventory this July was 352 compared to 277 in July 2024. This month's total of 352 is lower than the previous month's total supply of available inventory of 374, a decrease of 6%.

## Median Sale Price



## Median Sale Price

Last July, the median sale price for Greater Charlottesville Homes was \$541,031. This July, the median sale price was \$495,000, a decrease of 9% or \$46,031 compared to last year. The current median sold price is 9% lower than in June.

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

Greater Charlottesville are defined as properties listed in zip code/s 22902, 22903, 22901 and 22911.

\*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.

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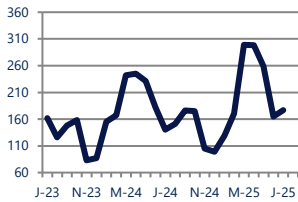
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JULY 2025

Zip Code(s): 22902, 22903, 22901 and 22911

## New Listings

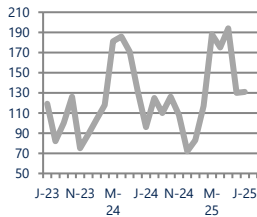
177



**Up 26%**  
Vs. Year Ago

## Current Contracts

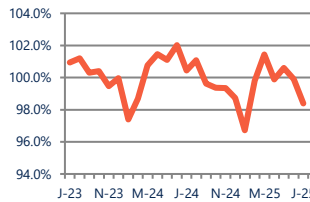
131



**Up 36%**  
Vs. Year Ago

## Sold Vs. List Price

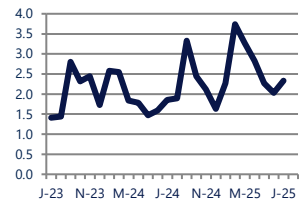
98.4%



**Down -2%**  
Vs. Year Ago

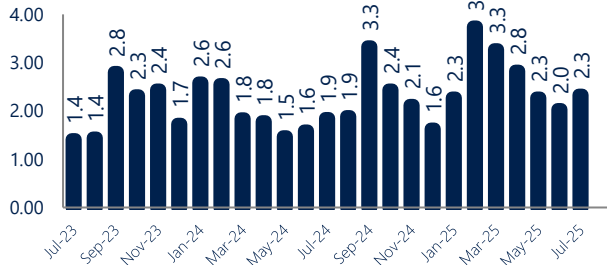
## Months of Supply

2.3



**Up 26%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

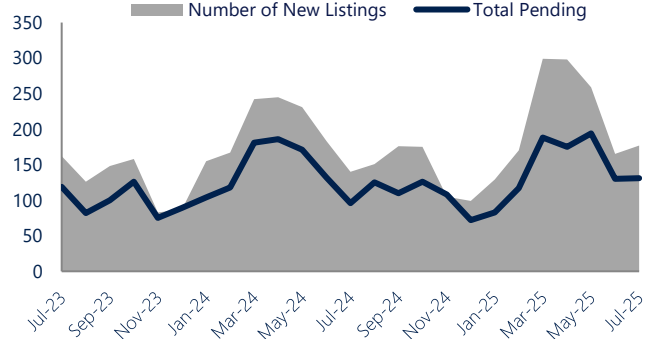
In July, there was 2.3 months of supply available in Greater Charlottesville, compared to 1.8 in July 2024. That is an increase of 26% versus a year ago.

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.

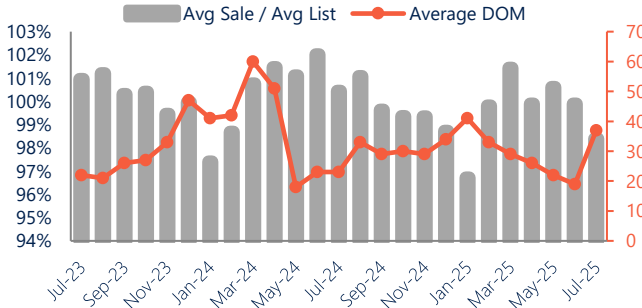
## New Listings & Current Contracts

This month there were 177 homes newly listed for sale in Greater Charlottesville compared to 140 in July 2024, an increase of 26%. There were 131 current contracts pending sale this July compared to 96 a year ago. The number of current contracts is 36% higher than last July.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In July, the average sale price in Greater Charlottesville was 98.4% 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 37, higher than the average last year, which was 23, an increase of 61%.

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