

How’s the Market?

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NEST REALTY

2024 Nest Mid-Year
Market Report

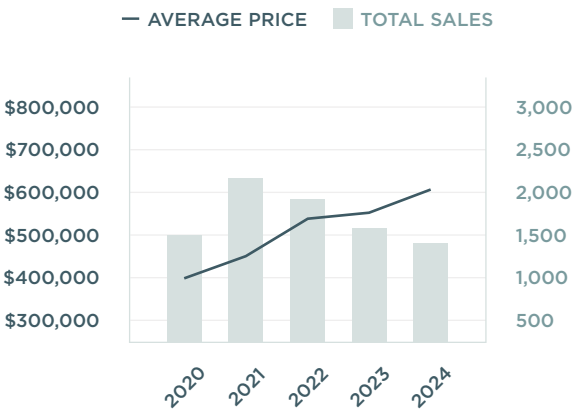
CHARLOTTESVILLE AREA

Presented by: Joan Nester

CHARLOTTESVILLE MSA OVERVIEW

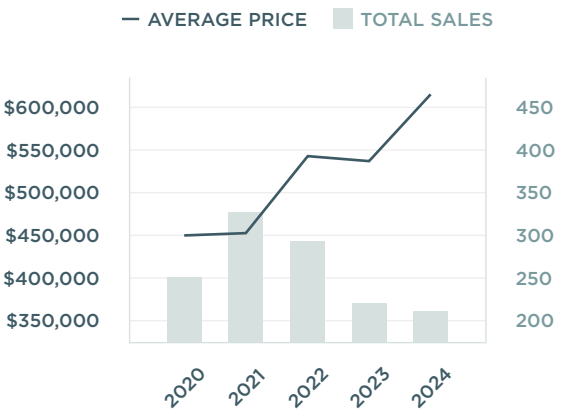


	2024	2023	% CHG
Total Sales	1,482	1,611	-8.0
Price per Sq. Ft.	\$258	\$238	8.4
Days on Market	32	32	0
Avg. Sales Price	\$604,636	\$546,945	10.5
Total Volume	\$896,070,709	\$881,129,712	1.7

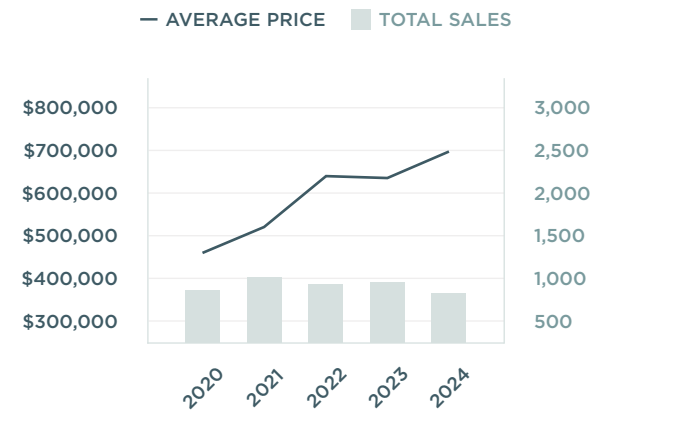


CITY OF CHARLOTTESVILLE

	2024	2023	% CHG
Total Sales	216	220	-1.8
Price per Sq. Ft.	\$334	\$302	10.6
Days on Market	23	25	-8.0
Avg. Sales Price	\$628,206	\$532,264	18.0
Total Volume	\$135,692,598	\$117,098,247	15.9



ALBEMARLE COUNTY



	2024	2023	% CHG
Total Sales	768	889	-13.6
Price per Sq. Ft.	\$259	\$241	7.5
Days on Market	29	28	3.6
Avg. Sales Price	\$698,339	\$626,476	11.5
Total Volume	\$536,324,573	\$556,937,310	-3.7

FLUVANNA COUNTY

	2024	2023	% CHG
Total Sales	164	205	-20.0
Price per Sq. Ft.	\$200	\$195	2.6
Days on Market	29	50	-42.0
Avg. Sales Price	\$389,358	\$385,394	1.0
Total Volume	\$63,854,733	\$79,005,770	-19.2

GREENE COUNTY

	2024	2023	% CHG
Total Sales	99	94	5.3
Price per Sq. Ft.	\$211	\$202	4.5
Days on Market	35	50	-30.0
Avg. Sales Price	\$463,162	\$432,297	7.1
Total Volume	\$45,853,076	\$40,635,924	12.8

LOUISA COUNTY

	2024	2023	% CHG
Total Sales	126	101	24.8
Price per Sq. Ft.	\$218	\$208	4.8
Days on Market	43	51	-15.7
Avg. Sales Price	\$443,391	\$426,191	4.0
Total Volume	\$55,867,253	\$43,045,308	29.8

NELSON COUNTY

	2024	2023	% CHG
Total Sales	109	102	6.9
Price per Sq. Ft.	\$278	\$248	12.1
Days on Market	66	40	65.0
Avg. Sales Price	\$536,501	\$435,363	23.2
Total Volume	\$58,478,566	\$44,407,050	31.7

The Charlottesville MSA includes the City of Charlottesville and Albemarle, Fluvanna, Greene, Louisa, and Nelson Counties.
Data does not include Comp Only Entries. Data as of Data as of 7/5/24.



CHARLOTTESVILLE, VA

Market Performance
at a Glance

Total Sales

1,482

-8.0% YEAR OVER YEAR

The total sales fell from 1,611 in the first half of 2023 to 1,482 in the first half of 2024, reflecting a decrease of 8.0%.

Days on Market

32

0% YEAR OVER YEAR

The days on market remained consistent at 32 from the first half of 2023 to the first half of 2024.

Average Sales Price

\$604,636

+10.5% YEAR OVER YEAR

The average sales price rose from \$546,945 in the first half of 2023 to \$604,636 in the first half of 2024, reflecting an increase of 10.5%.

New Listings

2,293

+15.6% YEAR OVER YEAR

The new listings rose from 1,984 in the first half of 2023 to 2,293 in the first half of 2024, reflecting an increase of 15.6%.