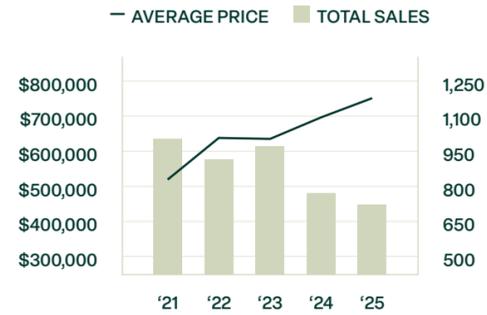


ALBEMARLE COUNTY



	2025	2024	% CHG
Total Sales	723	768	-5.9
Price per Sq. Ft.	\$252	\$259	-2.6
Days on Market	24	29	-17.2
Avg. Sales Price	\$752,777	\$698,339	7.8
Total Volume	\$544,258,172	\$536,324,573	1.5

CHARLOTTESVILLE, VA

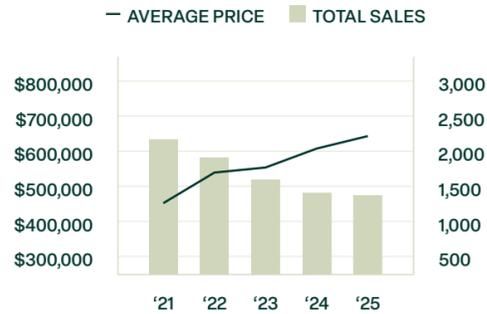
Market Performance at a Glance

For more than seven years, housing inventory declined and buyer choice became a luxury few could afford. But beginning last year, inventory crept up—a trend that has accelerated throughout 2025, with some local counties seeing up to 50% more homes for sale compared to mid-2024. Sales price growth slowed during the past year, but a strong backlog of buyers has prevented prices falling. If buyer confidence remains steady, a gentle smoothing of prices may help ease growing affordability concerns.

Throughout the first half of this year, volatility across the national economy has been the hallmark, bringing significant uncertainty. Unemployment in the Greater Charlottesville area continues to be below state and national averages, indicating a healthy local job market. However, unemployment has risen for five consecutive months. All eyes will be on these job numbers and the Federal Reserve's approach to interest rates, which have remained relatively stable for more than two years.

CHARLOTTESVILLE MSA OVERVIEW

	2025	2024	% CHG
Total Sales	1,479	1,482	-0.2
Price per Sq. Ft.	\$247	\$258	-4.4
Days on Market	30	32	-6.3
Avg. Sales Price	\$639,950	\$604,636	5.8
Total Volume	\$946,486,077	\$896,070,709	5.6



FLUVANNA COUNTY

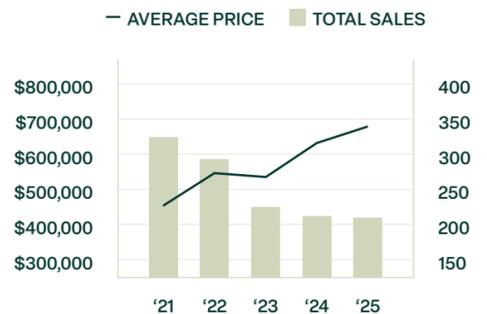
	2025	2024	% CHG
Total Sales	197	164	20.1
Price per Sq. Ft.	\$207	\$200	3.3
Days on Market	37	29	27.6
Avg. Sales Price	\$433,042	\$389,358	11.2
Total Volume	\$85,309,400	\$63,854,733	33.6

GREENE COUNTY

	2025	2024	% CHG
Total Sales	117	99	18.2
Price per Sq. Ft.	\$218	\$211	3.1
Days on Market	28	35	-20.0
Avg. Sales Price	\$445,542	\$463,162	-3.8
Total Volume	\$52,128,519	\$45,853,076	13.7

CITY OF CHARLOTTESVILLE

	2025	2024	% CHG
Total Sales	210	216	-2.8
Price per Sq. Ft.	\$334	\$334	0
Days on Market	20	23	-13.0
Avg. Sales Price	\$690,510	\$628,206	9.9
Total Volume	\$145,007,220	\$135,692,598	6.9



LOUISA COUNTY

	2025	2024	% CHG
Total Sales	112	126	-11.1
Price per Sq. Ft.	\$223	\$218	2.5
Days on Market	54	43	25.6
Avg. Sales Price	\$498,400	\$443,391	12.4
Total Volume	\$55,820,867	\$55,867,253	-0.1

NELSON COUNTY

	2025	2024	% CHG
Total Sales	119	109	9.2
Price per Sq. Ft.	\$257	\$278	-7.7
Days on Market	52	66	-21.2
Avg. Sales Price	\$481,822	\$536,501	-10.2
Total Volume	\$57,336,899	\$58,478,566	-2.0

TOTAL SALES

1,479

-0.2% Year Over Year

DAYS ON MARKET

30

-6.3% Year Over Year

AVERAGE SALES PRICE

\$639,950

+5.8% Year Over Year

NEW LISTINGS

2,569

+13.5% Year Over Year