



ALTOSResearch

Real-Time Real Estate Data

Albemarle County, VA
Market Update
 Sunday May 16, 2010

Real-Time Market Profile

Median Price	\$ 214,119	← →
Most Expensive Listing	\$ 475,000	
Asking Price per Square Foot	\$ 164	
Average Days on Market	98	↓
Total Inventory	267	
Percent of Properties with Price Decrease	36 %	
Percent Relisted (reset DOM)	25 %	
Percent Flip (price increased)	16 %	
New Listings	101	
Absorbed This Week	6	
Median House Size (sq ft)	1,437	
Median Lot Size	6,501 - 8,000 sq ft	
Median Age	16	

Altos Research Value Statistics

Market Action Index	Cold! Buyer's Market	17 ↓
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THIS WEEK

The Albemarle County, VA Report this week looked at 267 homes on the market. The median price this week is \$214,118. These homes have been on the market for an average of 98 days.

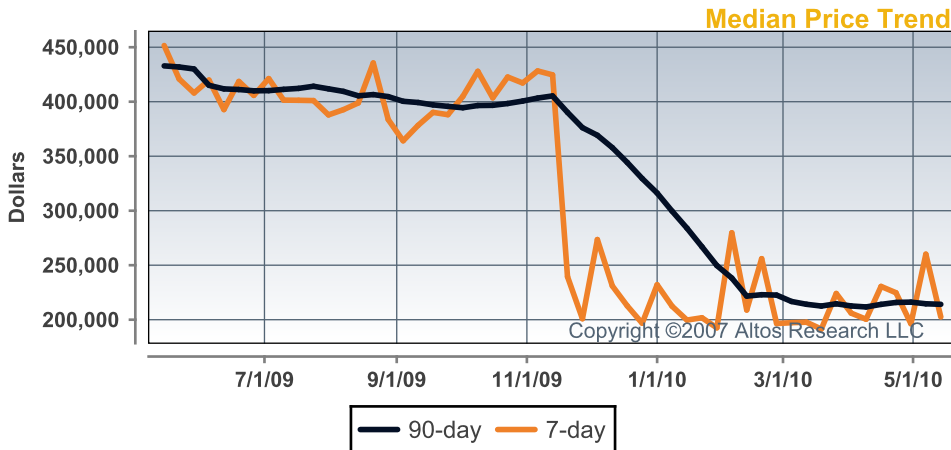
The Market Action Index measures available supply relative to the current level of demand. Index value above 30 indicates conditions favor the seller.

PRICE

Home prices in Albemarle County, VA have stayed relatively stable in recent weeks. This week median price is \$214,118.

NEIGHBORHOODS

Homes in each zip code included in this report.



Zip Code	Median Price	Med. Sqft	Inven.	New List.	Ab-sorbed	Avg. DoM
CHARLOTTESVILLE, 22901	\$ 195,577	1,278	99	11	20	174
CHARLOTTESVILLE, 22911	\$ 259,823	1,758	56	8	9	217
CROZET, 22932	\$ 231,587	1,688	17	6	1	78
NORTH GARDEN, 22959	\$ 226,000	1,015	1	0	0	252

About this report

This report is published by Altos Research. The data for this report is calculated from properties on the market. When evaluating a particular property, make sure you use comparable sales data in addition to the market trend information available in this report. The data presented in this report is accurate to the best of our knowledge, but cannot be guaranteed as such. Do not rely on this report for accuracy. This report is not a recommendation to buy or to sell real estate. We recommend you work with a licensed real estate agent or broker.

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