

November 2011

Charlottesville City, VA


New Listings**23**


 **-30.3%**
 from Oct 2011:
33

 **-32.4%**
 from Nov 2010:
34

| YTD | 2011 | 2010 | +/- |
|-----|------------|------------|--------|
| | 670 | 822 | -18.5% |

5-year Nov average: **38****New Pendings****33**

 **10.0%**
 from Oct 2011:
30

 **50.0%**
 from Nov 2010:
22

| YTD | 2011 | 2010 | +/- |
|-----|------------|------------|-------|
| | 388 | 352 | 10.2% |

5-year Nov average: **24****Closed Sales****20**

 **33.3%**
 from Oct 2011:
15

 **-4.8%**
 from Nov 2010:
21

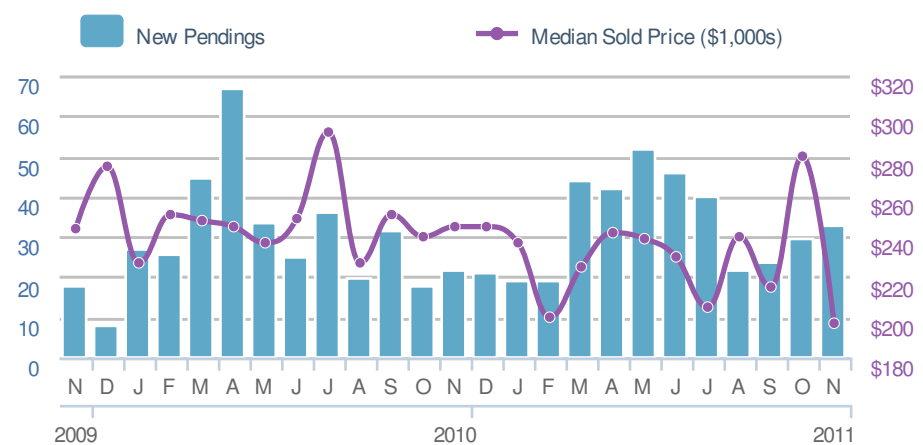
| YTD | 2011 | 2010 | +/- |
|-----|------------|------------|------|
| | 366 | 345 | 6.1% |

5-year Nov average: **29****Median Sold Price****\$197,450**

 **-29.5%**
 from Oct 2011:
\$280,000

 **-19.4%**
 from Nov 2010:
\$245,000

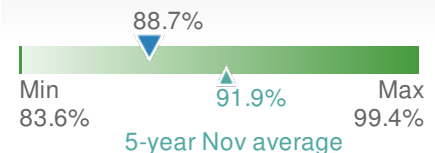
| YTD | 2011 | 2010 | +/- |
|-----|------------------|------------------|-------|
| | \$234,500 | \$245,000 | -4.3% |

5-year Nov average: **\$252,682****Active Listings****241**

| Oct 2011 | Nov 2010 |
|------------|------------|
| 274 | 308 |

Avg DOM**87**

| Oct 2011 | Nov 2010 | YTD |
|------------|-----------|------------|
| 144 | 89 | 133 |

Avg Sold to OLP Ratio**88.7%**

| Oct 2011 | Nov 2010 | YTD |
|--------------|--------------|--------------|
| 89.0% | 83.6% | 90.0% |