

November 2011

Albemarle County, VA

New Listings **95**

↓ **-24.0%** ↓ **-18.1%**
 from Oct 2011: **125** from Nov 2010: **116**

YTD	2011	2010	+/-
	2,100	2,294	-8.5%

5-year Nov average: **108**

New Pendings **80**

↓ **-13.0%** ↓ **-7.0%**
 from Oct 2011: **92** from Nov 2010: **86**

YTD	2011	2010	+/-
	1,147	1,023	12.1%

5-year Nov average: **70**

Closed Sales **71**

↑ **1.4%** ↓ **-2.7%**
 from Oct 2011: **70** from Nov 2010: **73**

YTD	2011	2010	+/-
	1,019	993	2.6%

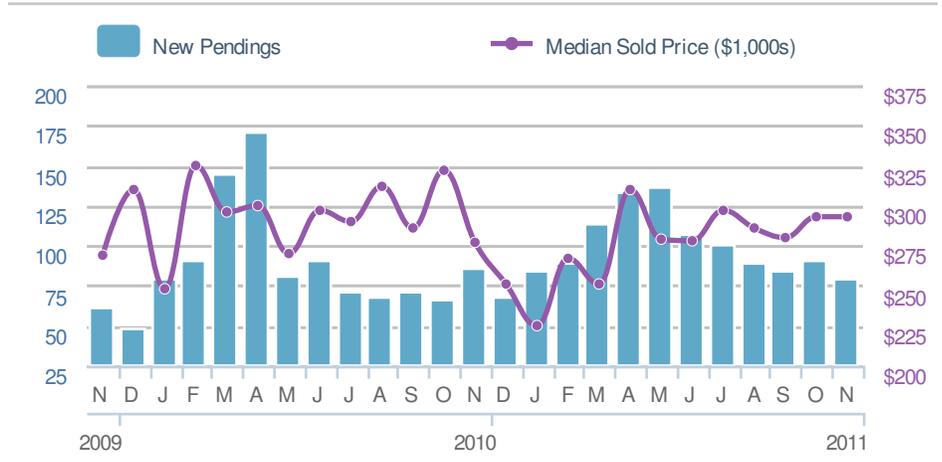
5-year Nov average: **74**

Median Sold Price **\$293,175**

↓ **-0.1%** ↑ **5.8%**
 from Oct 2011: **\$293,500** from Nov 2010: **\$277,165**

YTD	2011	2010	+/-
	\$277,900	\$290,000	-4.2%

5-year Nov average: **\$287,937**



Active Listings **978**

Min 936 966 978 Max 999
 5-year Nov average

Oct 2011	Nov 2010
1,050	999

Avg DOM **107**

Min 91 121 107 Max 142
 5-year Nov average

Oct 2011	Nov 2010	YTD
134	125	133

Avg Sold to OLP Ratio **91.7%**

Min 89.0% 91.1% 91.7% Max 92.6%
 5-year Nov average

Oct 2011	Nov 2010	YTD
89.4%	89.0%	90.4%