

November 2011

Albemarle County, VA

New Listings**95****↓ -24.0%**from Oct 2011:
125**↓ -18.1%**from Nov 2010:
116

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

5-year Nov average: **108****New Pendings****80****↓ -13.0%**from Oct 2011:
92**↓ -7.0%**from Nov 2010:
86

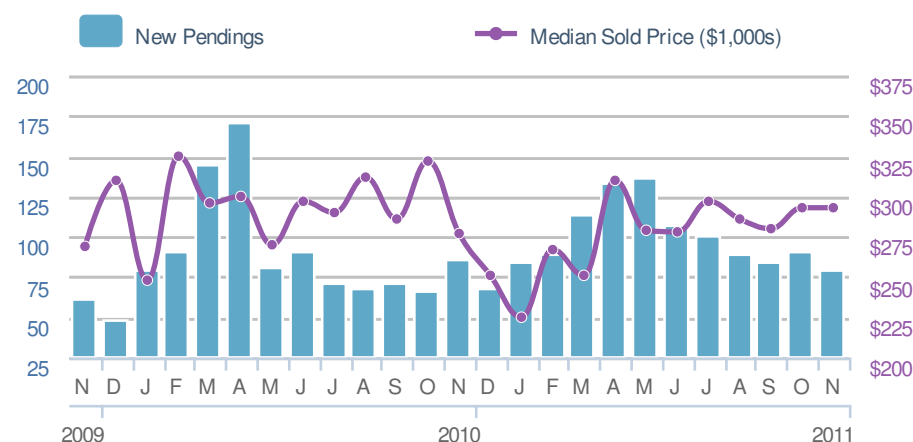
YTD	2011	2010	+/-
	1,147	1,023	12.1%

5-year Nov average: **70****Closed Sales****71****↑ 1.4%**from Oct 2011:
70**↓ -2.7%**from Nov 2010:
73

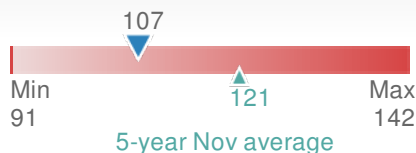
YTD	2011	2010	+/-
	1,019	993	2.6%

5-year Nov average: **74****Median Sold Price****\$293,175****↓ -0.1%**from Oct 2011:
\$293,500**↑ 5.8%**from Nov 2010:
\$277,165

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

5-year Nov average: **\$287,937****Active Listings****978**

Oct 2011	Nov 2010
1,050	999

Avg DOM**107**

Oct 2011	Nov 2010	YTD
134	125	133

Avg Sold to OLP Ratio**91.7%**

Oct 2011	Nov 2010	YTD
89.4%	89.0%	90.4%