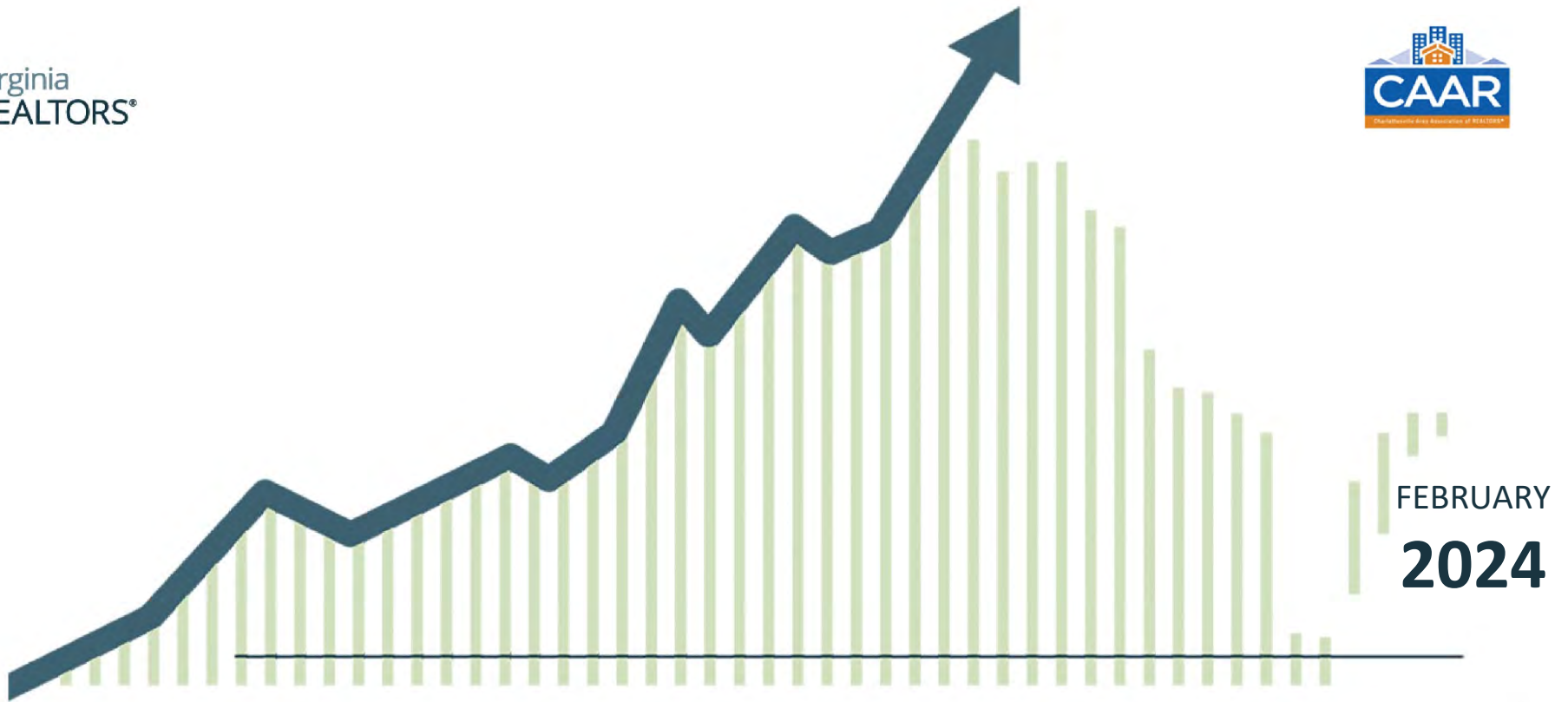




FEBRUARY
2024

CAAR CHARLOTTESVILLE AREA MARKET INDICATORS REPORT

CUSTOM REPORT PREPARED BY
VIRGINIA REALTORS®

CAAR Market Indicators Report



Key Market Trends: February 2024

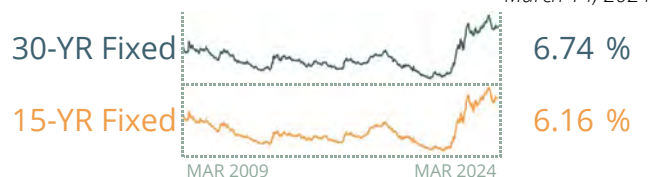
- February sales activity was relatively flat in most local markets in the CAAR market compared to last year. There were 211 home sales in the month of February regionwide, 16 more sales compared to the previous year, a gain of 8.2%. Most of the additional sales this month were in Louisa County which had 12 more sales than last February (+28.6%). Albemarle County had two more sales than a year ago (+5.3%), and Charlottesville, Fluvanna County, and Nelson County each had one more sales than last February.
- There was a rise in pending sales activity in the CAAR footprint compared to a year ago. In February, there were 342 pending sales in the region, jumping up 20.8% compared to a year ago, which is 59 additional pending sales. Albemarle County (+17.6%), Charlottesville (+59.1%) and Louisa County (+22.0%) were the markets where pending sales climbed the most this month.
- The median price rose in Albemarle County and Charlottesville but fell in other parts of the region in February. At \$398,000 the regionwide median sales price in the area inched down 1.5% or \$6,000 from the same time last year. Fluvanna County saw prices drop \$36,750 from the year before (-11.5%) and Greene County had a \$34,950 decrease in sales price (-8.7%). The median price in Albemarle County rose 4.2% to \$475,000, and the median price jumped 18.6% in Charlottesville to \$420,500.
- Fewer active listings overall but there was an uptick in new listings for the third straight months compared to last year. At the end of February, there were 619 active listings in the CAAR market, 87 fewer listings than last year, dropping by 12.3%. There were 442 new listings in February across the region, 67 more than a year ago, a 17.9% increase.



CAAR Market Dashboard

YoY Chg	Feb-24	Indicator
▲ 8.2%	211	Sales
▲ 20.8%	342	Pending Sales
▲ 17.9%	442	New Listings
▼ -0.3%	\$398,830	Median List Price
▼ -1.5%	\$398,000	Median Sales Price
▼ -0.7%	\$229	Median Price Per Square Foot
▲ 17.8%	\$119.9	Sold Dollar Volume (in millions)
— 0.0%	100.0%	Median Sold/Ask Price Ratio
▲ 4.4%	50	Average Days on Market
▼ -12.3%	619	Active Listings
▲ 2.4%	2.0	Months of Supply
▲ 28.2%	50	New Construction Sales

INTEREST RATE TRACKER



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Consumers Should Consult with a REALTOR®.

Buying or selling real estate, for a majority of consumers, is one of the most important decisions they will make. Choosing a real estate professional continues to be a vital part of this process.

Identify a Professional to Manage the Procedure.

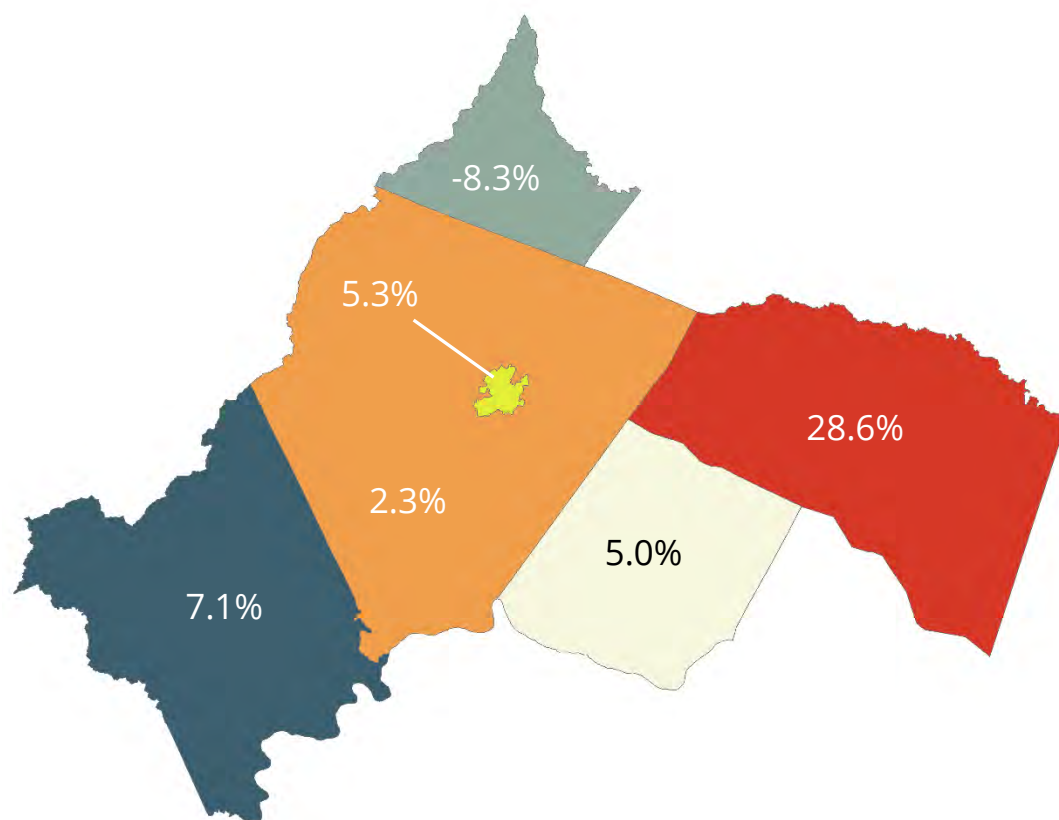
REALTORS® are well-informed about critical factors that affect your specific market area – such as changes in market conditions, consumer attitudes and interest rates.

Are You Ready to Buy or Sell Real Estate?

Contact an experienced REALTOR®.

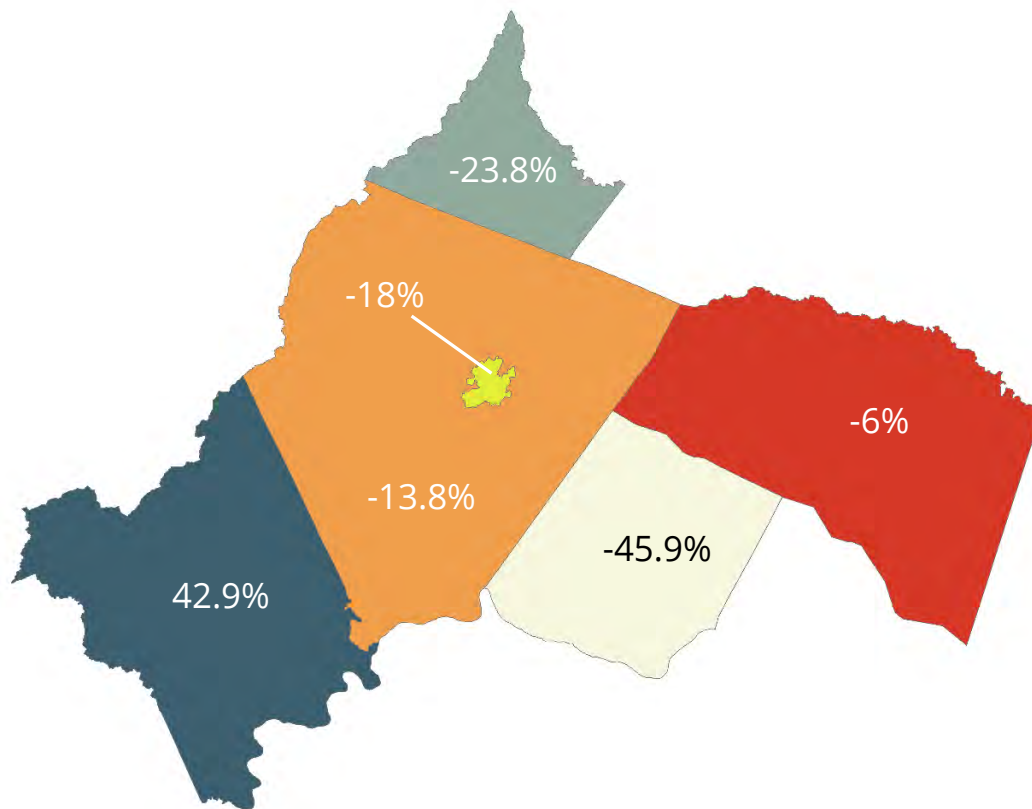


Market Activity - CAAR Footprint



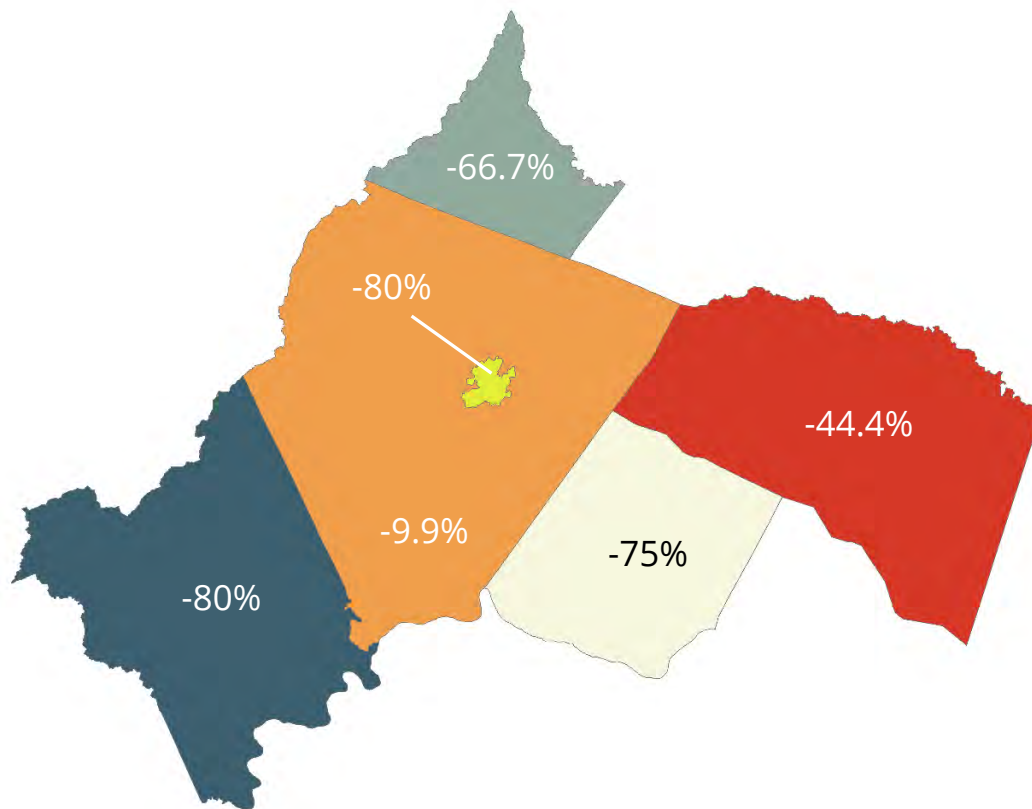
Jurisdiction	Total Sales		
	Feb-23	Feb-24	% Chg
Albemarle County	88	90	2.3%
Charlottesville	19	20	5.3%
Fluvanna County	20	21	5.0%
Greene County	12	11	-8.3%
Louisa County	42	54	28.6%
Nelson County	14	15	7.1%
CAAR	195	211	8.2%

Active Listings: Total Inventory (includes proposed listings)



Jurisdiction	Active Listings		
	Feb-23	Feb-24	% Chg
Albemarle County	268	231	-13.8%
Charlottesville	50	41	-18.0%
Fluvanna County	85	46	-45.9%
Greene County	63	48	-23.8%
Louisa County	184	173	-6.0%
Nelson County	56	80	42.9%
CAAR	706	619	-12.3%

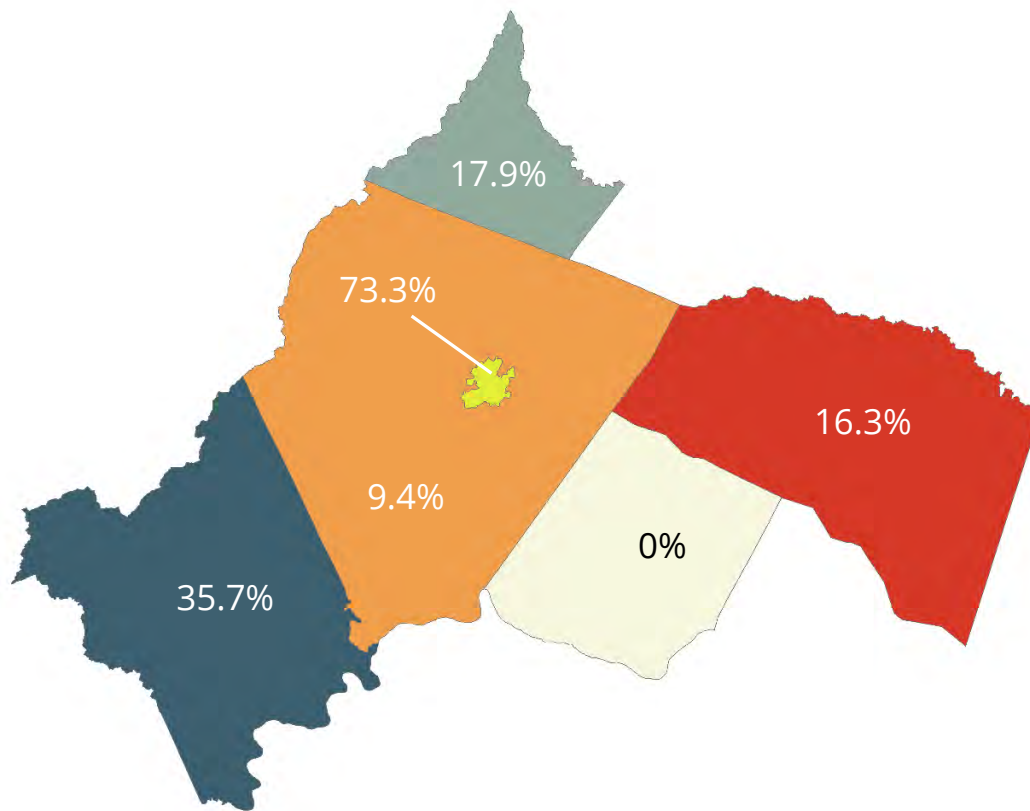
Active Listings: Proposed Listings



Active Listings
Proposed Listings

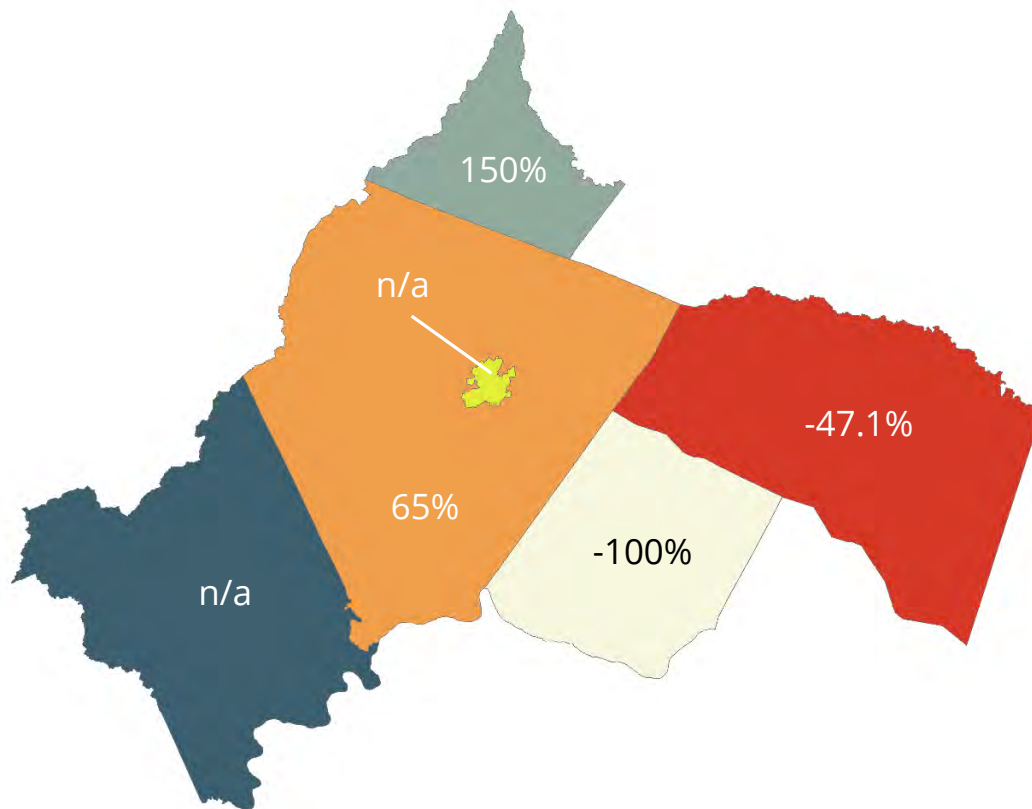
<i>Jurisdiction</i>	Feb-23	Feb-24	% Chg
Albemarle County	81	73	-9.9%
Charlottesville	5	1	-80.0%
Fluvanna County	40	10	-75.0%
Greene County	27	9	-66.7%
Louisa County	27	15	-44.4%
Nelson County	5	1	-80.0%
CAAR	185	109	-41.1%

New Listings: Total Inventory (includes proposed listings)



Jurisdiction	New Listings		
	Total Inventory		
	Feb-23	Feb-24	% Chg
Albemarle County	160	175	9.4%
Charlottesville	30	52	73.3%
Fluvanna County	37	37	0.0%
Greene County	28	33	17.9%
Louisa County	92	107	16.3%
Nelson County	28	38	35.7%
CAAR	375	442	17.9%

New Listings: Proposed Listings



New Listings
Proposed Listings

<i>Jurisdiction</i>	Feb-23	Feb-24	% Chg
Albemarle County	20	33	65.0%
Charlottesville	0	0	n/a
Fluvanna County	5	0	-100.0%
Greene County	2	5	150.0%
Louisa County	17	9	-47.1%
Nelson County	0	0	n/a
CAAR	44	47	6.8%

Total Market Overview



Key Metrics	2-year Trends			Feb-23	Feb-24	YoY Chg	2023 YTD	2024 YTD	YoY Chg
	Feb-22		Feb-24						
Sales				195	211	8.2%	392	404	3.1%
Pending Sales				283	342	20.8%	574	629	9.6%
New Listings				375	442	17.9%	700	798	14.0%
Median List Price				\$399,990	\$398,830	-0.3%	\$408,490	\$424,990	4.0%
Median Sales Price				\$404,000	\$398,000	-1.5%	\$404,125	\$424,950	5.2%
Median Price Per Square Foot				\$231	\$229	-0.7%	\$231	\$231	0.0%
Sold Dollar Volume (in millions)				\$101.8	\$119.9	17.8%	\$200.8	\$219.1	9.1%
Median Sold/Ask Price Ratio				100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
Average Days on Market				48	50	4.4%	47	49	4.5%
Active Listings				706	619	-12.3%	n/a	n/a	n/a
Months of Supply				2.0	2.0	2.4%	n/a	n/a	n/a

Source: Virginia REALTORS®, data accessed March 15, 2024

Single-Family Detached Market Overview



Key Metrics	2-year Trends		Feb-23	Feb-24	YoY Chg	2023 YTD	2024 YTD	YoY Chg
	Feb-22	Feb-24						
Sales			183	193	5.5%	361	374	3.6%
Pending Sales			261	315	20.7%	520	582	11.9%
New Listings			343	410	19.5%	633	736	16.3%
Median List Price			\$409,990	\$417,700	1.9%	\$419,990	\$440,000	4.8%
Median Sales Price			\$405,300	\$425,000	4.9%	\$410,500	\$425,825	3.7%
Median Price Per Square Foot			\$231	\$230	-0.6%	\$231	\$231	-0.1%
Sold Dollar Volume (in millions)			\$98.6	\$114.2	15.9%	\$191.6	\$209.7	9.4%
Median Sold/Ask Price Ratio			100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
Average Days on Market			50	53	5.1%	49	50	2.2%
Active Listings			654	568	-13.1%	n/a	n/a	n/a
Months of Supply			2.0	2.0	0.4%	n/a	n/a	n/a

Source: Virginia REALTORS®, data accessed March 15, 2024

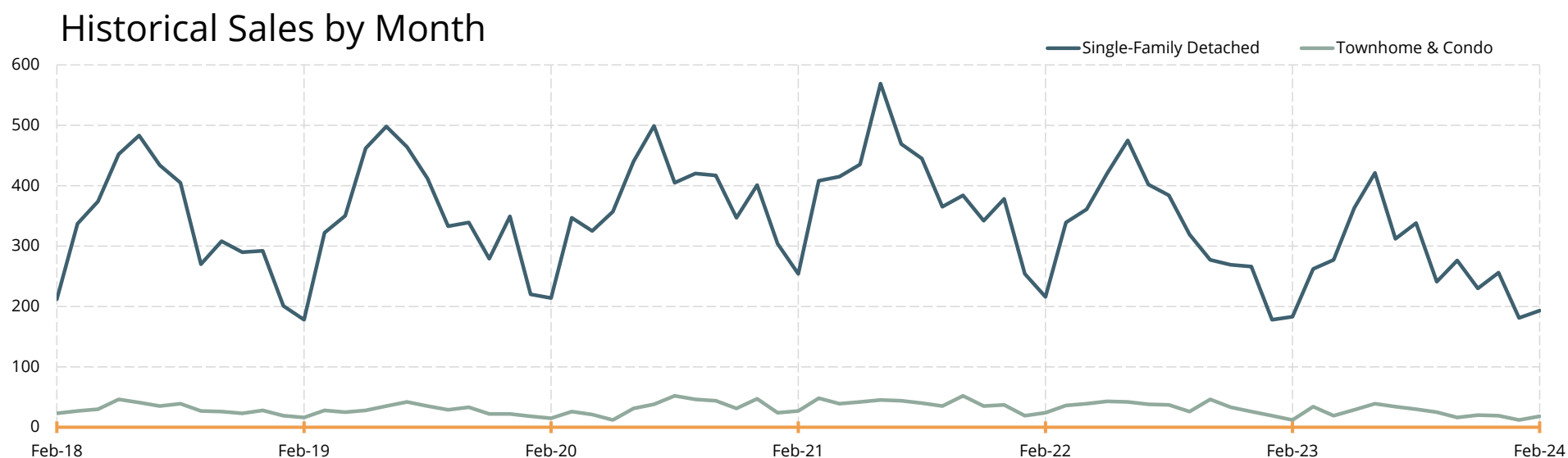
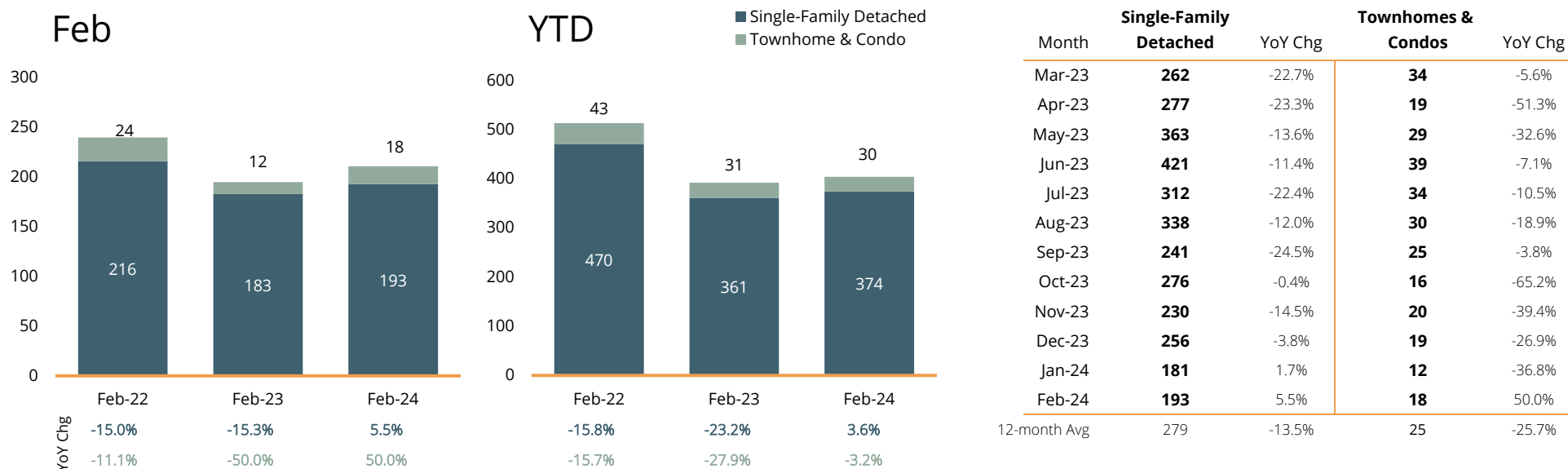
Townhome & Condo Market Overview



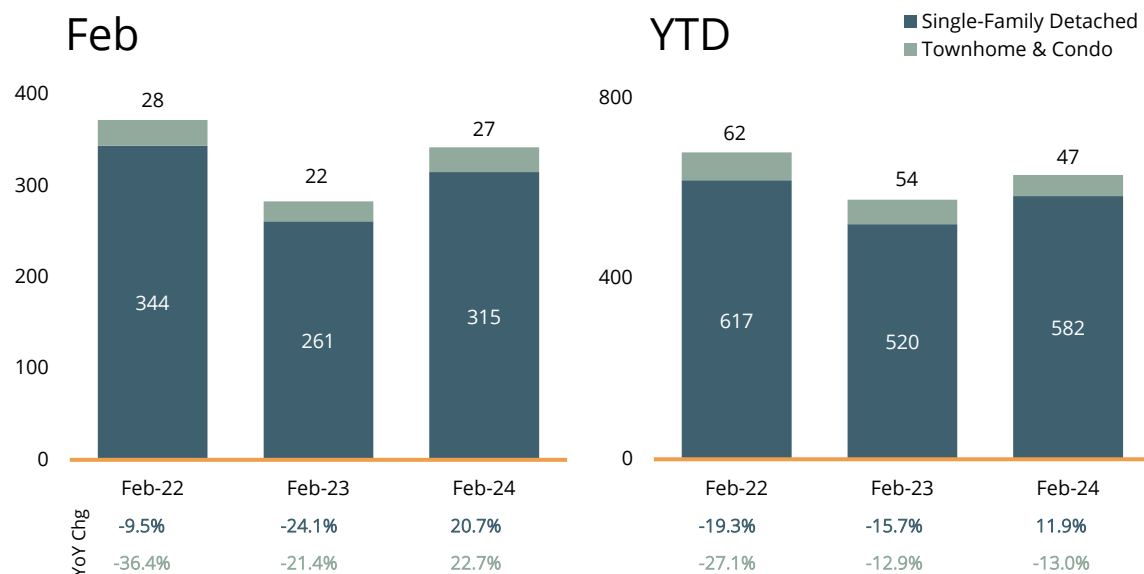
Key Metrics	2-year Trends		Feb-23	Feb-24	YoY Chg	2023 YTD	2024 YTD	YoY Chg
	Feb-22	Feb-24						
Sales			12	18	50.0%	31	30	-3.2%
Pending Sales			22	27	22.7%	54	47	-13.0%
New Listings			32	32	0.0%	67	62	-7.5%
Median List Price			\$272,500	\$241,000	-11.6%	\$270,000	\$249,950	-7.4%
Median Sales Price			\$272,500	\$241,000	-11.6%	\$266,000	\$241,250	-9.3%
Median Price Per Square Foot			\$233	\$228	-2.2%	\$233	\$263	12.7%
Sold Dollar Volume (in millions)			\$3.3	\$5.7	74.0%	\$9.2	\$9.5	2.8%
Median Sold/Ask Price Ratio			99.1%	99.4%	0.3%	98.3%	100.0%	1.8%
Average Days on Market			15	22	46.8%	25	38	51.1%
Active Listings			52	51	-1.9%	n/a	n/a	n/a
Months of Supply			1.6	2.0	28.0%	n/a	n/a	n/a

Source: Virginia REALTORS®, data accessed March 15, 2024

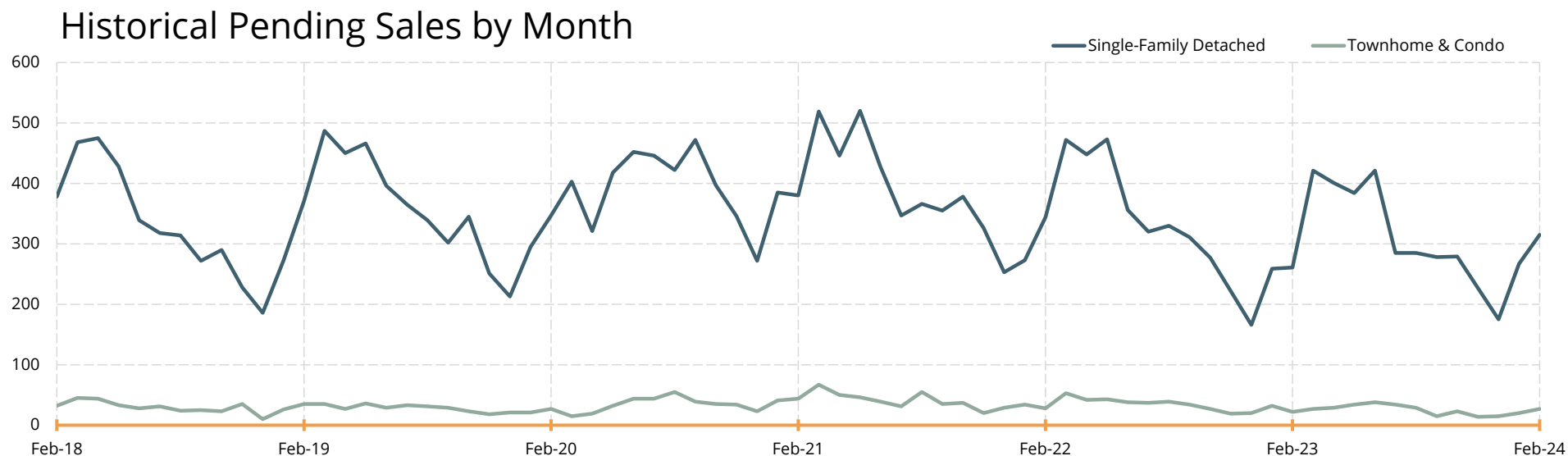
Sales



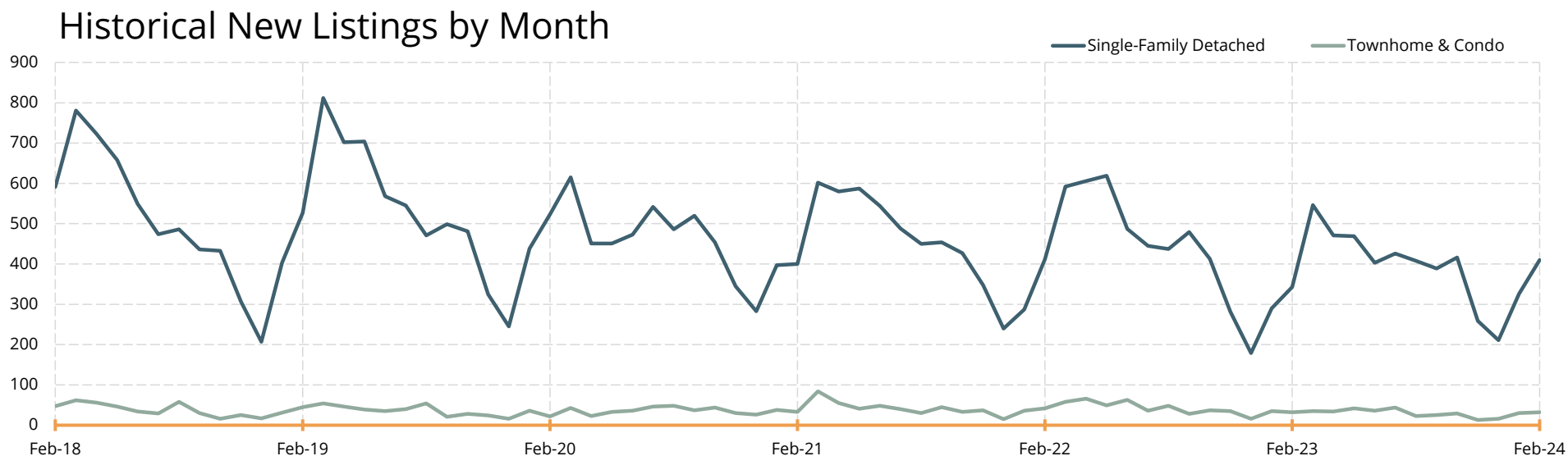
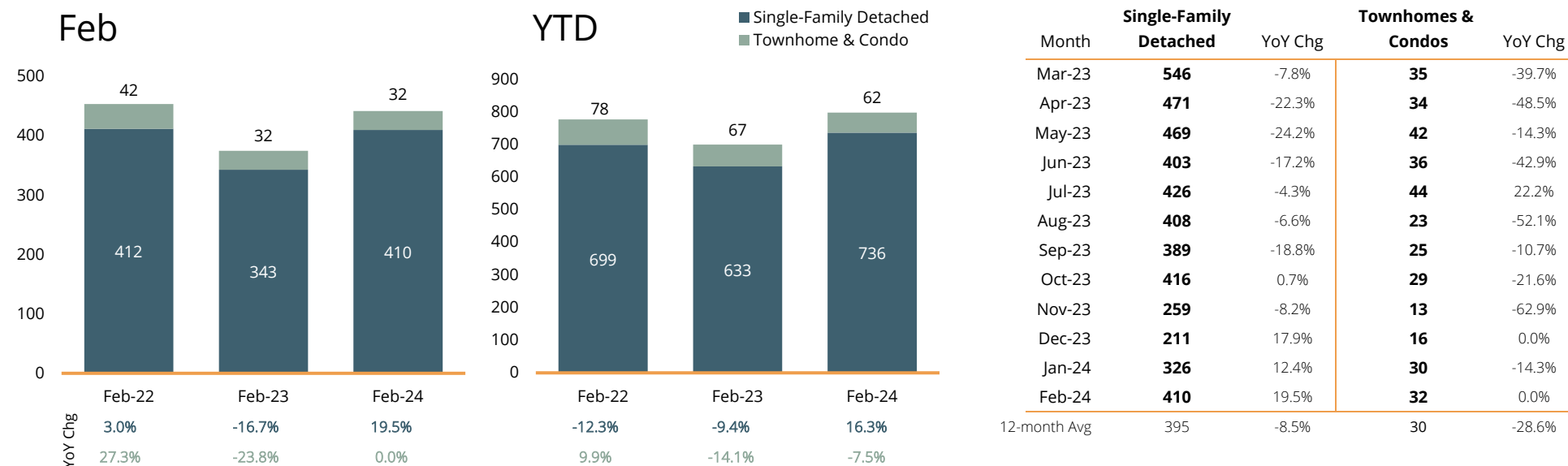
Pending Sales



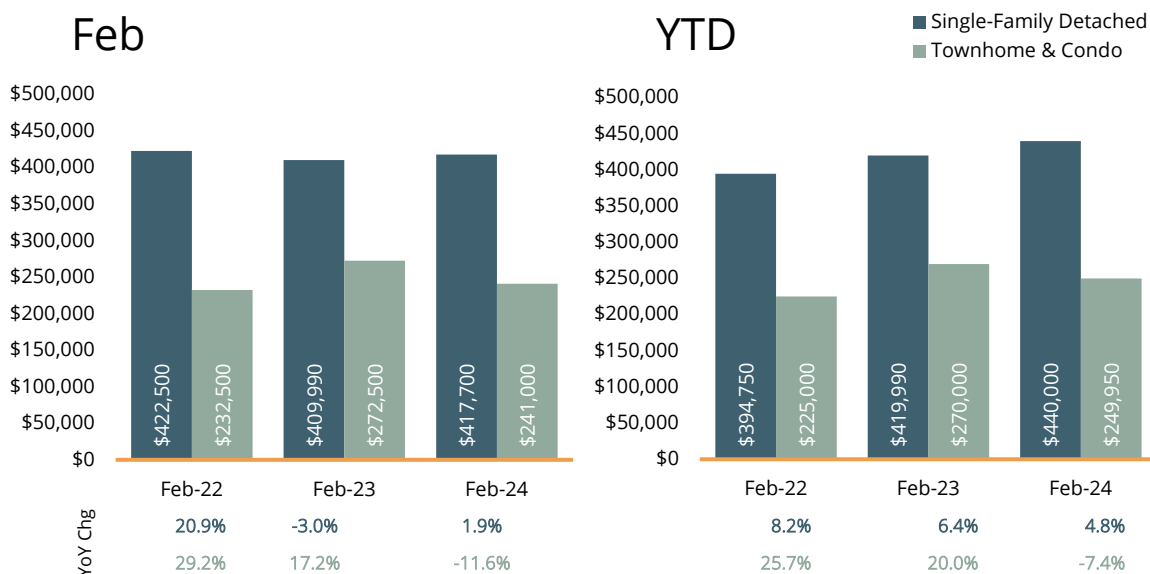
Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Mar-23	421	-10.8%	27	-49.1%
Apr-23	401	-10.5%	29	-31.0%
May-23	384	-18.8%	34	-20.9%
Jun-23	421	18.3%	38	0.0%
Jul-23	285	-10.9%	34	-8.1%
Aug-23	285	-13.6%	29	-25.6%
Sep-23	278	-10.6%	15	-55.9%
Oct-23	279	0.7%	23	-14.8%
Nov-23	227	2.3%	14	-26.3%
Dec-23	175	5.4%	15	-25.0%
Jan-24	267	3.1%	20	-37.5%
Feb-24	315	20.7%	27	22.7%
12-month Avg	312	-4.0%	25	-24.9%



New Listings

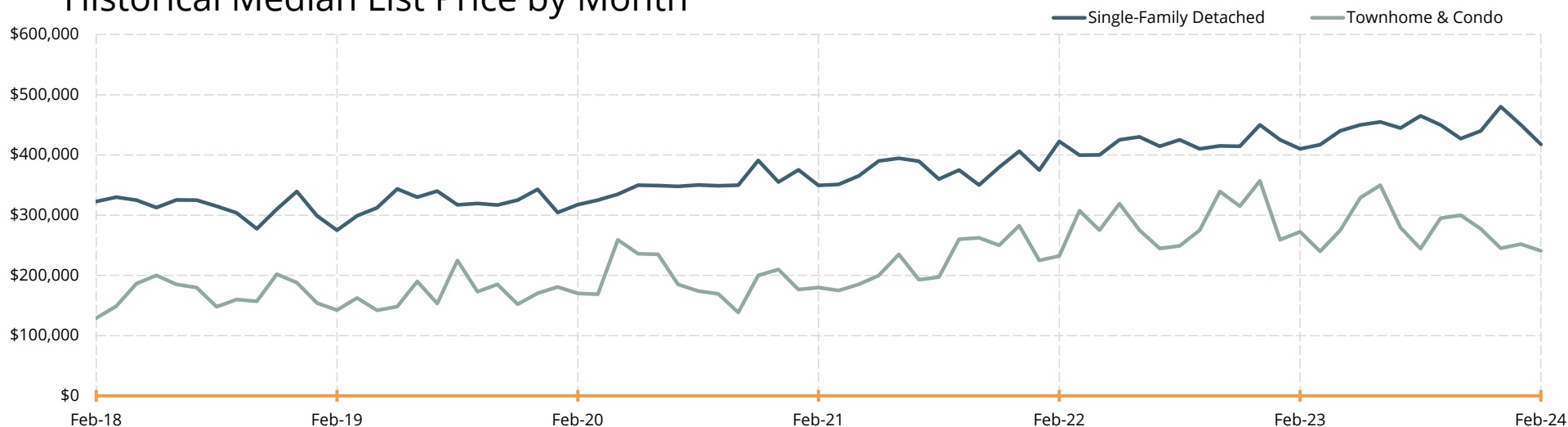


Median List Price

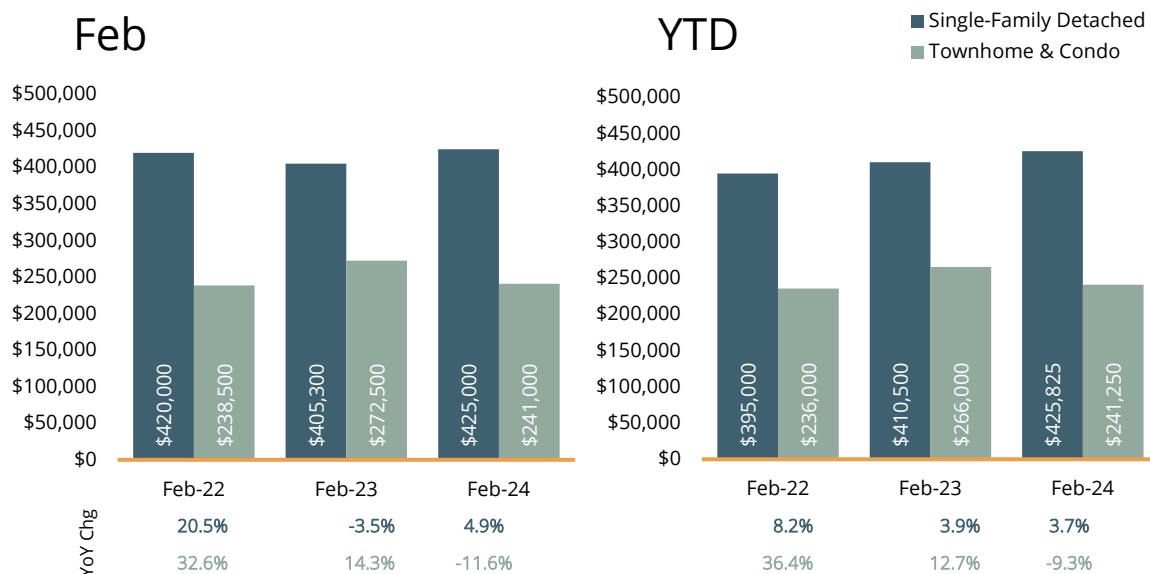


Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Mar-23	\$417,000	4.4%	\$240,000	-21.9%
Apr-23	\$440,000	10.0%	\$275,000	0.0%
May-23	\$450,000	5.9%	\$329,000	3.1%
Jun-23	\$455,000	5.8%	\$349,900	27.2%
Jul-23	\$444,705	7.4%	\$279,450	14.2%
Aug-23	\$464,950	9.4%	\$244,500	-1.8%
Sep-23	\$449,950	9.7%	\$295,000	7.3%
Oct-23	\$427,000	2.9%	\$300,000	-11.6%
Nov-23	\$439,850	6.1%	\$277,450	-11.9%
Dec-23	\$480,215	6.7%	\$245,000	-31.4%
Jan-24	\$450,000	5.9%	\$252,000	-2.7%
Feb-24	\$417,700	1.9%	\$241,000	-11.6%
12-month Avg	\$444,697	6.3%	\$277,358	-4.6%

Historical Median List Price by Month

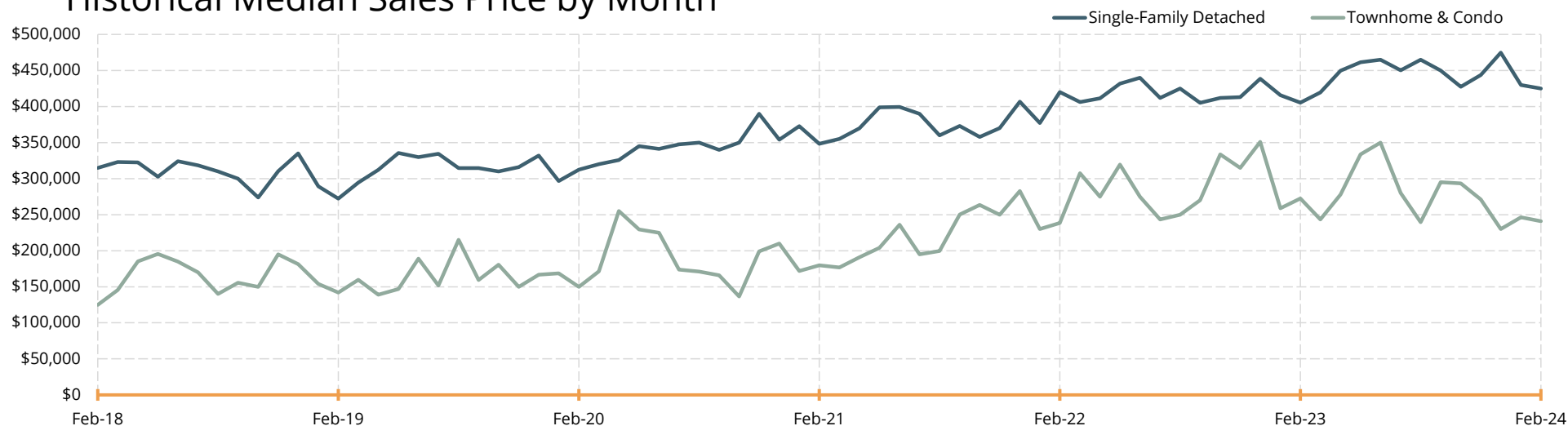


Median Sales Price

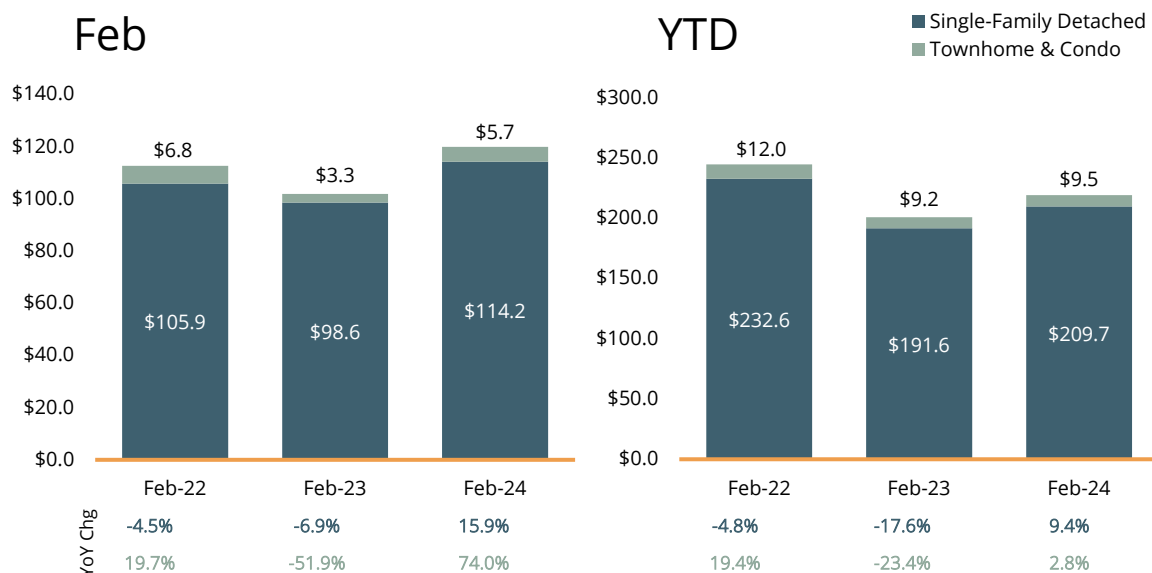


Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Mar-23	\$419,500	3.3%	\$243,250	-20.9%
Apr-23	\$449,625	9.3%	\$277,900	1.1%
May-23	\$461,500	6.9%	\$333,720	4.4%
Jun-23	\$465,000	5.7%	\$349,900	27.3%
Jul-23	\$450,273	9.3%	\$280,000	15.0%
Aug-23	\$465,000	9.4%	\$239,500	-4.2%
Sep-23	\$450,000	11.1%	\$295,000	9.3%
Oct-23	\$427,500	3.8%	\$293,500	-12.0%
Nov-23	\$443,834	7.5%	\$271,000	-14.0%
Dec-23	\$474,754	8.3%	\$230,000	-34.5%
Jan-24	\$430,000	3.5%	\$246,250	-4.9%
Feb-24	\$425,000	4.9%	\$241,000	-11.6%
12-month Avg	\$446,832	6.9%	\$275,085	-4.9%

Historical Median Sales Price by Month

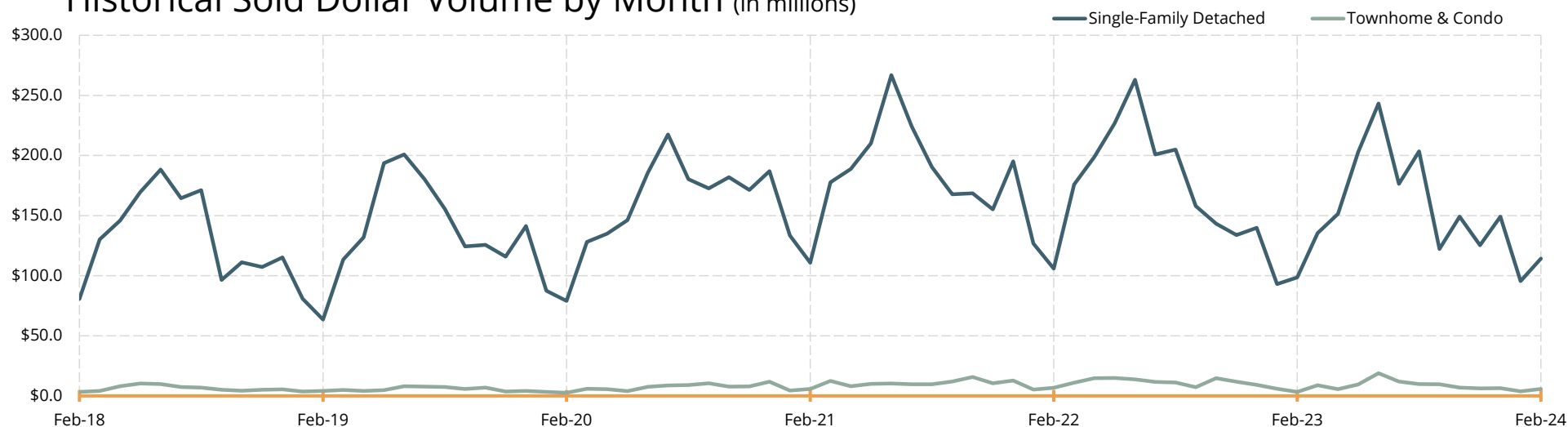


Sold Dollar Volume (in millions)

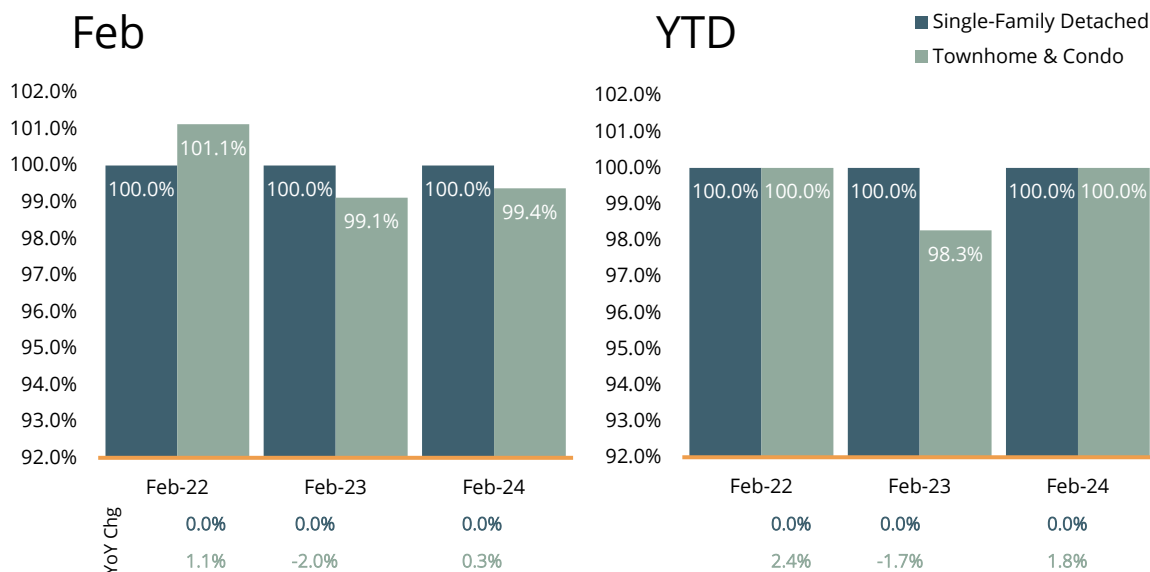


Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Mar-23	\$135.4	-23.0%	\$8.9	-19.2%
Apr-23	\$151.5	-23.7%	\$5.5	-62.4%
May-23	\$202.8	-10.6%	\$9.5	-35.7%
Jun-23	\$243.2	-7.5%	\$18.9	37.7%
Jul-23	\$176.4	-12.1%	\$12.0	3.6%
Aug-23	\$203.4	-0.7%	\$9.9	-10.7%
Sep-23	\$122.2	-22.6%	\$9.6	32.7%
Oct-23	\$149.1	4.1%	\$6.9	-53.0%
Nov-23	\$125.4	-6.3%	\$6.3	-46.6%
Dec-23	\$149.1	6.6%	\$6.5	-29.9%
Jan-24	\$95.4	2.6%	\$3.8	-36.4%
Feb-24	\$114.2	15.9%	\$5.7	74.0%
12-month Avg	\$155.7	-8.3%	\$8.6	-19.8%

Historical Sold Dollar Volume by Month (in millions)

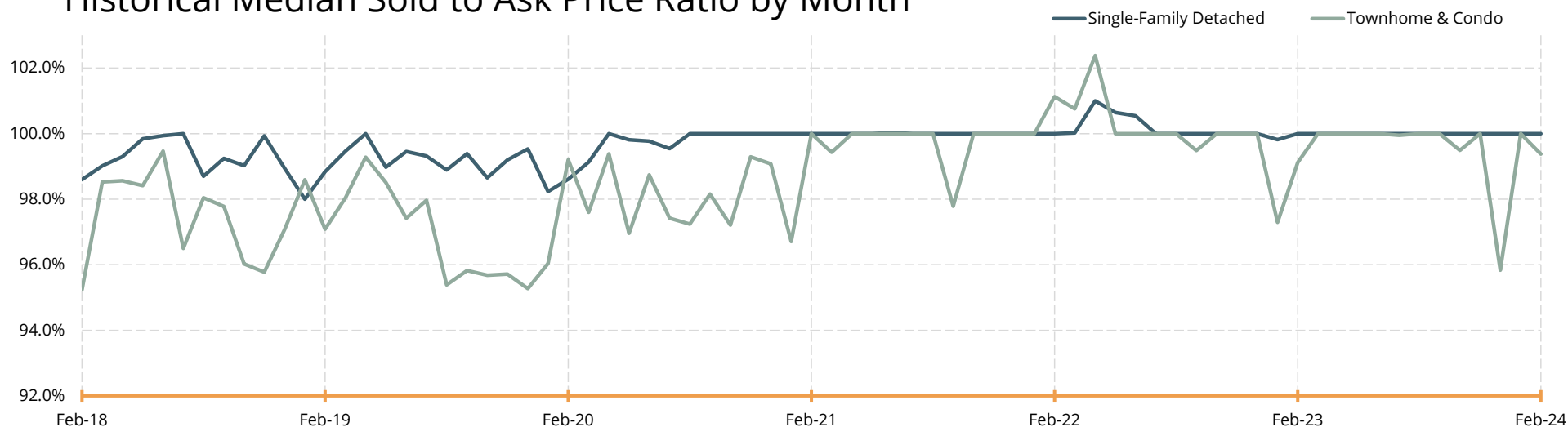


Median Sold to Ask Price Ratio

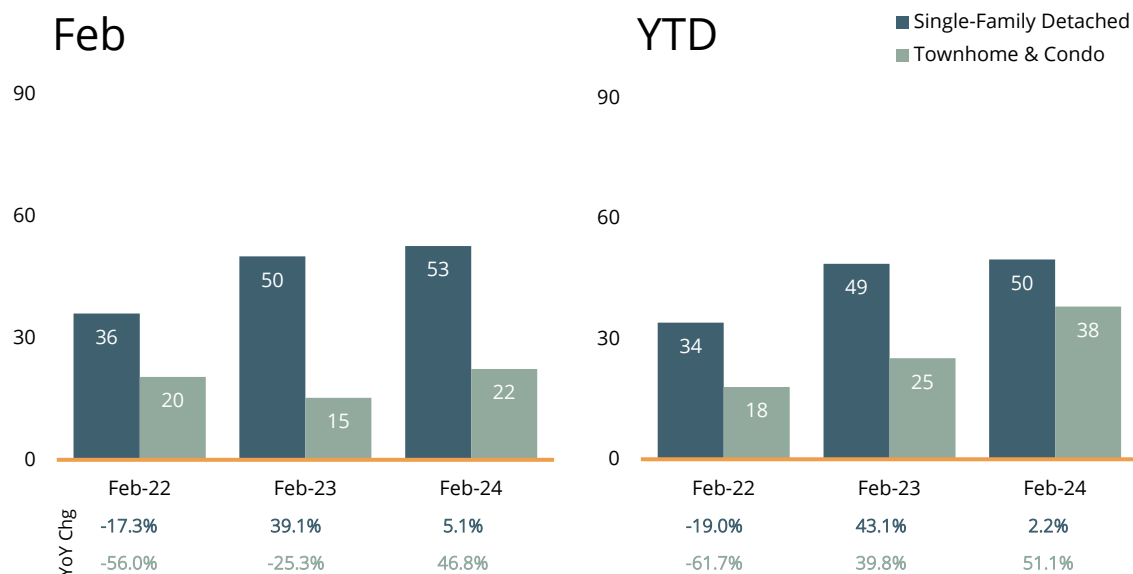


Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Mar-23	100.0%	0.0%	100.0%	-0.8%
Apr-23	100.0%	-1.0%	100.0%	-2.3%
May-23	100.0%	-0.6%	100.0%	0.0%
Jun-23	100.0%	-0.5%	100.0%	0.0%
Jul-23	100.0%	0.0%	99.9%	-0.1%
Aug-23	100.0%	0.0%	100.0%	0.0%
Sep-23	100.0%	0.0%	100.0%	0.5%
Oct-23	100.0%	0.0%	99.5%	-0.5%
Nov-23	100.0%	0.0%	100.0%	0.0%
Dec-23	100.0%	0.0%	95.8%	-4.2%
Jan-24	100.0%	0.2%	100.0%	2.8%
Feb-24	100.0%	0.0%	99.4%	0.3%
12-month Avg	100.0%	-0.2%	99.6%	-0.4%

Historical Median Sold to Ask Price Ratio by Month

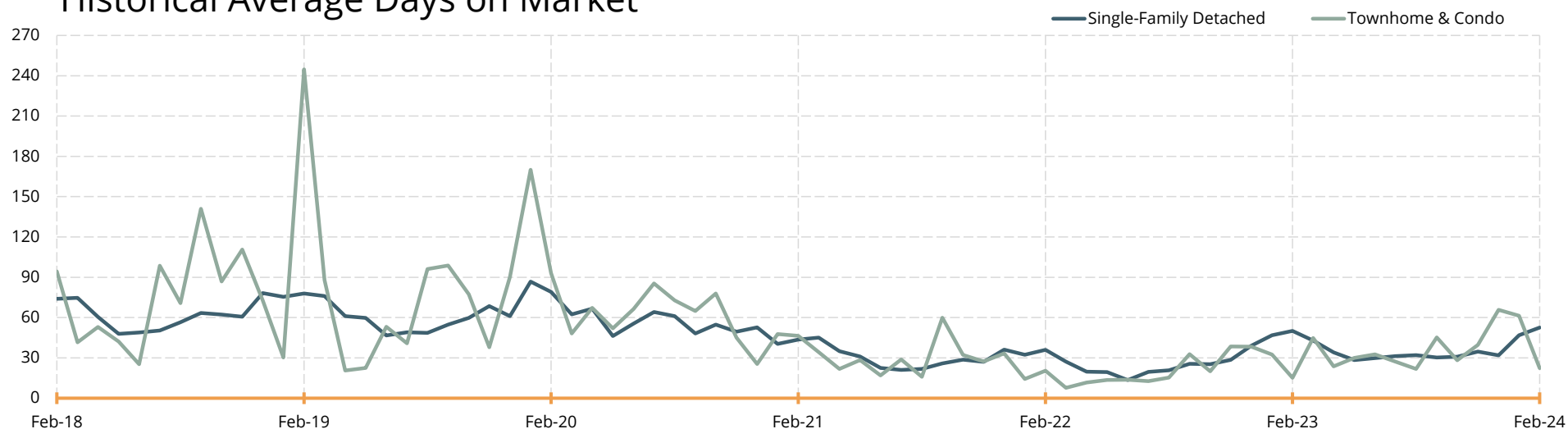


Average Days on Market



Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Mar-23	43	58.1%	45	480.1%
Apr-23	34	72.6%	24	103.9%
May-23	28	45.8%	30	121.4%
Jun-23	30	121.5%	33	137.0%
Jul-23	31	59.9%	27	115.1%
Aug-23	32	54.8%	22	41.5%
Sep-23	30	18.4%	45	38.3%
Oct-23	31	22.2%	28	40.6%
Nov-23	35	21.6%	40	3.1%
Dec-23	32	-18.4%	66	71.4%
Jan-24	47	-0.2%	61	89.4%
Feb-24	53	5.1%	22	46.8%
12-month Avg	36	26.9%	37	75.7%

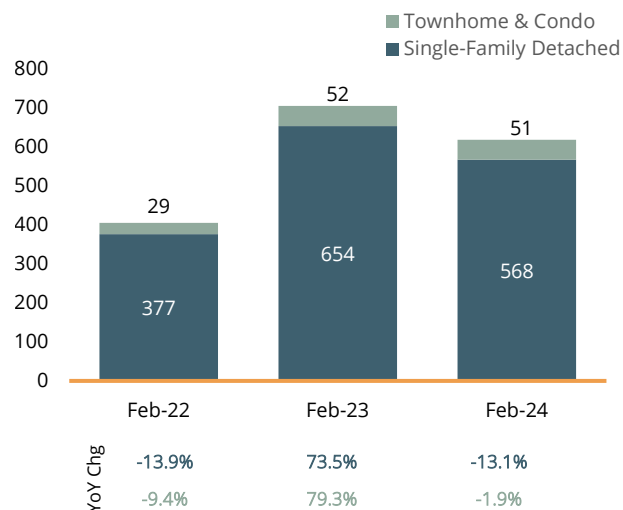
Historical Average Days on Market



Active Listings

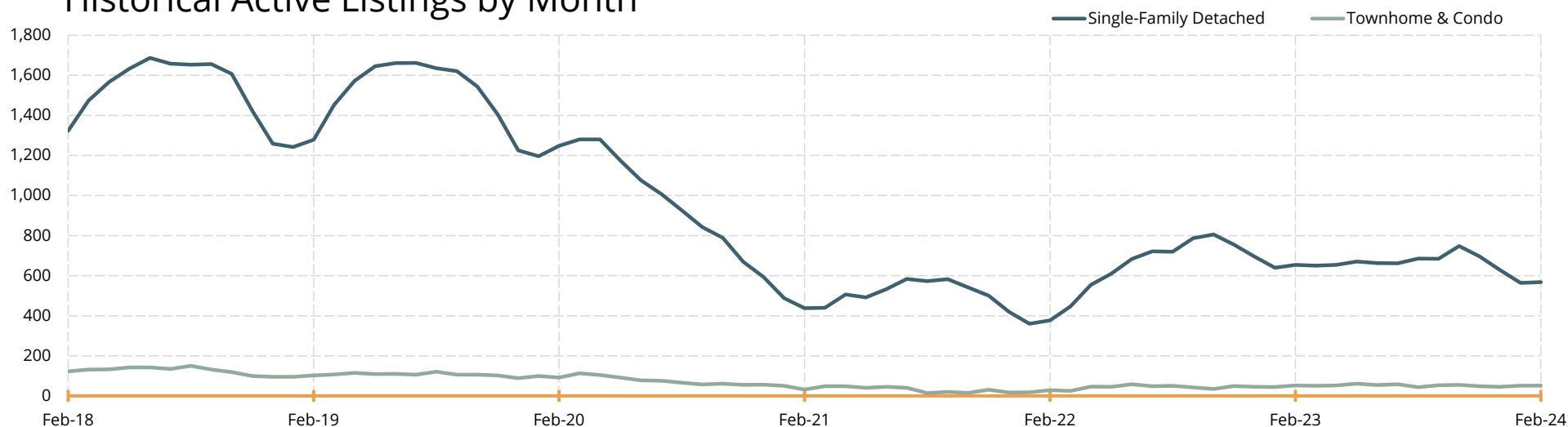


Feb



Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Mar-23	650	45.4%	50	100.0%
Apr-23	654	18.1%	52	13.0%
May-23	671	10.0%	61	35.6%
Jun-23	663	-2.9%	54	-6.9%
Jul-23	662	-8.3%	58	20.8%
Aug-23	685	-4.9%	43	-14.0%
Sep-23	684	-13.1%	53	26.2%
Oct-23	748	-7.2%	55	57.1%
Nov-23	696	-7.8%	48	-2.0%
Dec-23	629	-9.5%	45	0.0%
Jan-24	564	-11.7%	51	15.9%
Feb-24	568	-13.1%	51	-1.9%
12-month Avg	656	-2.5%	52	15.2%

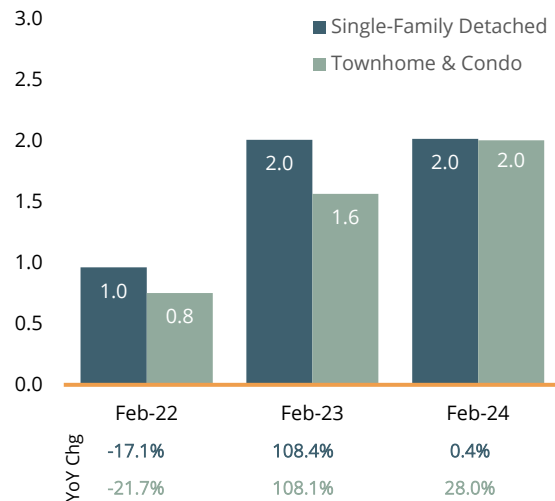
Historical Active Listings by Month



Months of Supply

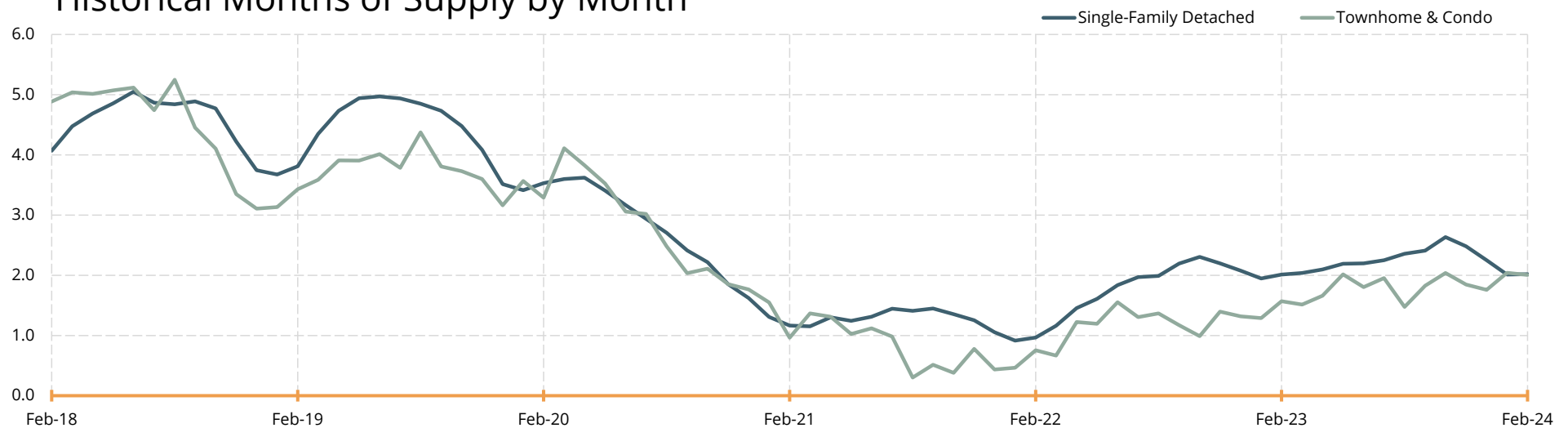


Feb

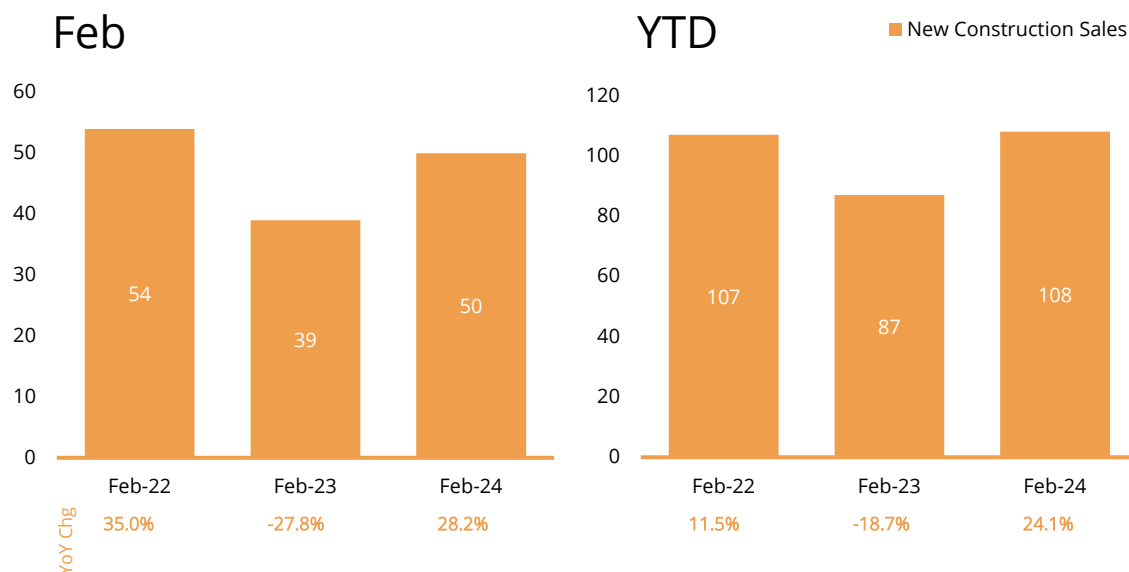


Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Mar-23	2.0	75.6%	1.5	127.3%
Apr-23	2.1	43.9%	1.7	35.6%
May-23	2.2	36.3%	2.0	68.8%
Jun-23	2.2	19.6%	1.8	16.2%
Jul-23	2.2	14.2%	2.0	49.7%
Aug-23	2.4	18.5%	1.5	7.9%
Sep-23	2.4	9.7%	1.8	55.9%
Oct-23	2.6	14.2%	2.0	105.6%
Nov-23	2.5	12.9%	1.8	32.2%
Dec-23	2.2	8.3%	1.8	33.6%
Jan-24	2.0	3.3%	2.0	58.4%
Feb-24	2.0	0.4%	2.0	28.0%
12-month Avg	2.2	18.4%	1.8	45.9%

Historical Months of Supply by Month

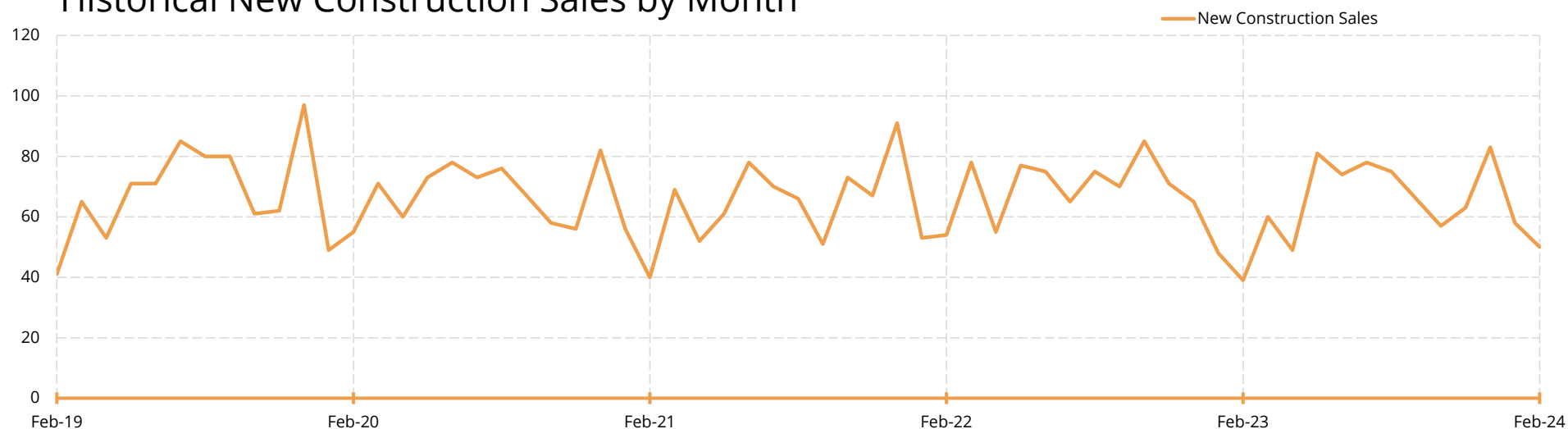


New Construction Sales



New Construction		
Month	Sales	YoY Chg
Mar-23	60	-23.1%
Apr-23	49	-10.9%
May-23	81	5.2%
Jun-23	74	-1.3%
Jul-23	78	20.0%
Aug-23	75	0.0%
Sep-23	66	-5.7%
Oct-23	57	-32.9%
Nov-23	63	-11.3%
Dec-23	83	27.7%
Jan-24	58	20.8%
Feb-24	50	28.2%
12-month Avg	66	-1.1%

Historical New Construction Sales by Month



Area Overview - Total Market



Geography	New Listings			Sales			Median Sales Price			Active Listings			Months Supply		
	Feb-23	Feb-24	% chg	Feb-23	Feb-24	% chg	Feb-23	Feb-24	% chg	Feb-23	Feb-24	% chg	Feb-23	Feb-24	% chg
Albemarle County	160	175	9.4%	88	90	2.3%	\$455,649	\$475,000	4.2%	268	231	-13.8%	1.8	1.7	-2.6%
Charlottesville	30	52	73.3%	19	20	5.3%	\$354,500	\$420,500	18.6%	50	41	-18.0%	1.1	1.3	12.8%
Fluvanna County	37	37	0.0%	20	21	5.0%	\$319,250	\$282,500	-11.5%	85	46	-45.9%	1.9	1.3	-30.7%
Greene County	28	33	17.9%	12	11	-8.3%	\$399,950	\$365,000	-8.7%	63	48	-23.8%	2.6	2.6	2.5%
Louisa County	92	107	16.3%	42	54	28.6%	\$385,745	\$362,840	-5.9%	184	173	-6.0%	2.8	2.7	-3.4%
Nelson County	28	38	35.7%	14	15	7.1%	\$362,450	\$470,000	29.7%	56	80	42.9%	1.9	3.1	67.2%

Area Overview - Total Market YTD



Geography	New Listings YTD			Sales YTD			Median Sales Price YTD			Active Listings YTD		
	Feb-23	Feb-24	% chg	Feb-23	Feb-24	% chg	Feb-23	Feb-24	% chg	Feb-23	Feb-24	% chg
Albemarle County	325	357	9.8%	177	160	-9.6%	\$455,649	\$496,950	9.1%	268	231	-13.8%
Charlottesville	52	75	44.2%	42	36	-14.3%	\$391,486	\$481,000	22.9%	50	41	-18.0%
Fluvanna County	77	65	-15.6%	41	39	-4.9%	\$305,750	\$343,000	12.2%	85	46	-45.9%
Greene County	48	57	18.8%	27	28	3.7%	\$424,900	\$399,745	-5.9%	63	48	-23.8%
Louisa County	155	179	15.5%	74	107	44.6%	\$374,950	\$395,000	5.3%	184	173	-6.0%
Nelson County	43	65	51.2%	31	34	9.7%	\$380,000	\$370,000	-2.6%	56	80	42.9%

Area Overview - Single Family Detached Market



Geography	New Listings			Sales			Median Sales Price			Active Listings			Months Supply		
	Feb-23	Feb-24	% chg	Feb-23	Feb-24	% chg	Feb-23	Feb-24	% chg	Feb-23	Feb-24	% chg	Feb-23	Feb-24	% chg
Albemarle County	144	169	17.4%	82	81	-1.2%	\$483,750	\$519,833	7.5%	248	221	-10.9%	1.8	1.8	-0.7%
Charlottesville	26	45	73.1%	18	15	-16.7%	\$362,250	\$425,000	17.3%	35	32	-8.6%	0.9	1.2	25.5%
Fluvanna County	36	37	2.8%	20	21	5.0%	\$319,250	\$282,500	-11.5%	84	46	-45.2%	1.9	1.3	-30.1%
Greene County	28	33	17.9%	12	11	-8.3%	\$399,950	\$365,000	-8.7%	63	48	-23.8%	2.6	2.6	3.0%
Louisa County	92	107	16.3%	42	54	28.6%	\$385,745	\$362,840	-5.9%	184	171	-7.1%	2.8	2.7	-3.1%
Nelson County	17	19	11.8%	9	11	22.2%	\$549,000	\$500,000	-8.9%	40	50	25.0%	2.1	2.8	32.5%

Area Overview - Single Family Detached Market YTD



Geography	New Listings YTD			Sales YTD			Median Sales Price YTD			Active Listings YTD		
	Feb-23	Feb-24	% chg	Feb-23	Feb-24	% chg	Feb-23	Feb-24	% chg	Feb-23	Feb-24	% chg
Albemarle County	282	336	19.1%	163	149	-8.6%	\$482,500	\$519,833	7.7%	248	221	-10.9%
Charlottesville	45	60	33.3%	36	28	-22.2%	\$405,000	\$543,500	34.2%	35	32	-8.6%
Fluvanna County	76	65	-14.5%	41	39	-4.9%	\$305,750	\$343,000	12.2%	84	46	-45.2%
Greene County	48	57	18.8%	27	28	3.7%	\$424,900	\$399,745	-5.9%	63	48	-23.8%
Louisa County	155	179	15.5%	74	105	41.9%	\$374,950	\$392,500	4.7%	184	171	-7.1%
Nelson County	27	39	44.4%	20	25	25.0%	\$410,500	\$470,000	14.5%	40	50	25.0%

Area Overview - Townhome & Condo Market



	New Listings			Sales			Median Sales Price			Active Listings			Months Supply		
Geography	Feb-23	Feb-24	% chg	Feb-23	Feb-24	% chg	Feb-23	Feb-24	% chg	Feb-23	Feb-24	% chg	Feb-23	Feb-24	% chg
Albemarle County	16	6	-62.5%	6	9	50.0%	\$345,500	\$216,000	-37.5%	20	10	-50%	1.3	0.8	-36%
Charlottesville	4	7	75.0%	1	5	400.0%	\$275,000	\$416,000	51.3%	15	9	-40.0%	2.3	1.9	-16.4%
Fluvanna County	1	0	-100.0%	0	0	n/a	\$0	\$0	n/a	1	0	-100.0%	6.0	0.0	-100.0%
Greene County	0	0	n/a	0	0	n/a	\$0	\$0	n/a	0	0	n/a	0.0	0.0	n/a
Louisa County	0	0	n/a	0	0	n/a	\$0	\$0	n/a	0	2	n/a	0.0	1.6	n/a
Nelson County	11	19	72.7%	5	4	-20.0%	\$178,000	\$252,500	41.9%	16	30	87.5%	1.5	4.1	170.6%

Area Overview - Townhome & Condo Market YTD



Geography	New Listings YTD			Sales YTD			Median Sales Price YTD			Active Listings YTD		
	Feb-23	Feb-24	% chg	Feb-23	Feb-24	% chg	Feb-23	Feb-24	% chg	Feb-23	Feb-24	% chg
Albemarle County	43	21	-51.2%	14	11	-21.4%	\$262,000	\$213,500	-18.5%	20	10	-50.0%
Charlottesville	7	15	114.3%	6	8	33.3%	\$293,000	\$332,475	13.5%	15	9	-40.0%
Fluvanna County	1	0	-100.0%	0	0	n/a	\$0	\$0	n/a	1	0	-100.0%
Greene County	0	0	n/a	0	0	n/a	\$0	\$0	n/a	0	0	n/a
Louisa County	0	0	n/a	0	2	n/a	\$0	\$722,208	n/a	0	2	n/a
Nelson County	16	26	62.5%	11	9	-18.2%	\$234,000	\$245,000	4.7%	16	30	87.5%



The Virginia REALTORS® association is the largest professional trade association in Virginia, representing 35,000 REALTORS® engaged in the residential and commercial real estate business. The Virginia REALTORS® association serves as the advocate for homeownership and private property rights and represents the interests of real estate professionals and property owners in the Commonwealth of Virginia.

NOTE: The term REALTOR® is a registered collective membership mark that identifies a real estate professional who is a member of the National Association of REALTORS® and subscribes to its strict code of ethics.

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Data and analysis provided by Virginia REALTORS® Chief Economist, Ryan Price

The numbers reported here are preliminary and based on current entries into multiple listing services. Over time, data may be adjusted slightly to reflect increased reporting. Information is sourced from multiple listing services across Virginia and is deemed reliable, but not guaranteed.