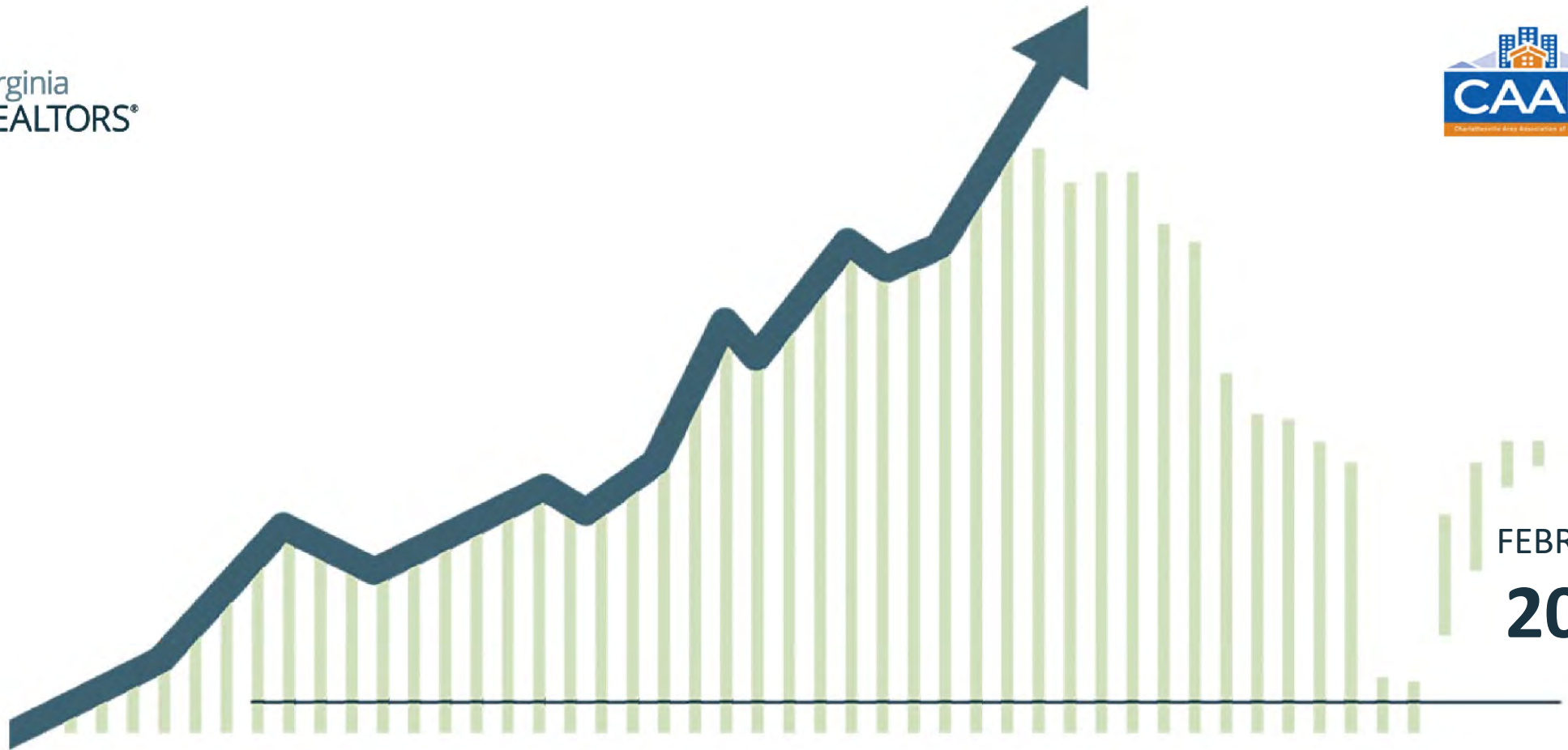




FEBRUARY
2026

CAAR CHARLOTTESVILLE AREA MARKET INDICATORS REPORT

CUSTOM REPORT PREPARED BY
VIRGINIA REALTORS®

CAAR Market Indicators Report



Key Market Trends: February 2026

- › **Sales activity increased in the second month of 2026.** Home sales grew 6.6% leading to 195 total sales in the CAAR market, 12 more than the year before. Charlottesville saw the biggest rise in sales this month with 13 more than the previous year (+108.3%) followed by Greene County with 11 additional sales (+91.7%). Nelson County had 10 fewer sales compared to the same time last year (-47.6%).
- › **After growing last month, pending sales fell across parts of the CAAR market in February.** The total number of pending sales came to 257 in the region, 46 fewer than last February, decreasing by 15.2%. Greene County (+5 pending sales) and Charlottesville (+3 pending sales) were the only two markets to experience an uptick in activity this month. The sharpest drop-off in pending sales occurred in Louisa County (-20 pending sales) and Albemarle County (-19 pending sales).
- › **There was moderate price growth in the CAAR footprint this month.** The median price was \$435,000 in the area this month, up 3.3% or \$14,000 from the year before. The median home price dropped sharply in Nelson County at \$259,000 in February, down 36% from the year prior. Median prices were also down in Charlottesville, falling \$79,750 from last year (-16.5%). Louisa County experienced a 12.5% median price jump.
- › **The inventory of active listings continues to expand.** In the CAAR region, listings went up 27.5% bringing the total count to 964 at the end of February, 208 more than a year ago. All local markets saw listing activity increase with Albemarle County (+82 listings), Greene County (+41 listings), and Charlottesville (+34 listings) seeing the biggest surge this month.



CAAR Market Dashboard

YoY Chg	Feb-26	Indicator
▲ 6.6%	195	Sales
▼ -15.2%	257	Pending Sales
▼ -1.4%	433	New Listings
▲ 0.8%	\$444,700	Median List Price
▲ 3.3%	\$435,000	Median Sales Price
▼ -4.1%	\$243	Median Price Per Square Foot
▲ 13.1%	\$107.1	Sold Dollar Volume (in millions)
▼ -0.5%	99.5%	Median Sold/Ask Price Ratio
▲ 155.6%	46	Median Days on Market
▲ 27.5%	964	Active Listings
▲ 24.6%	3.1	Months of Supply
▲ 8.3%	52	New Construction Sales

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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.

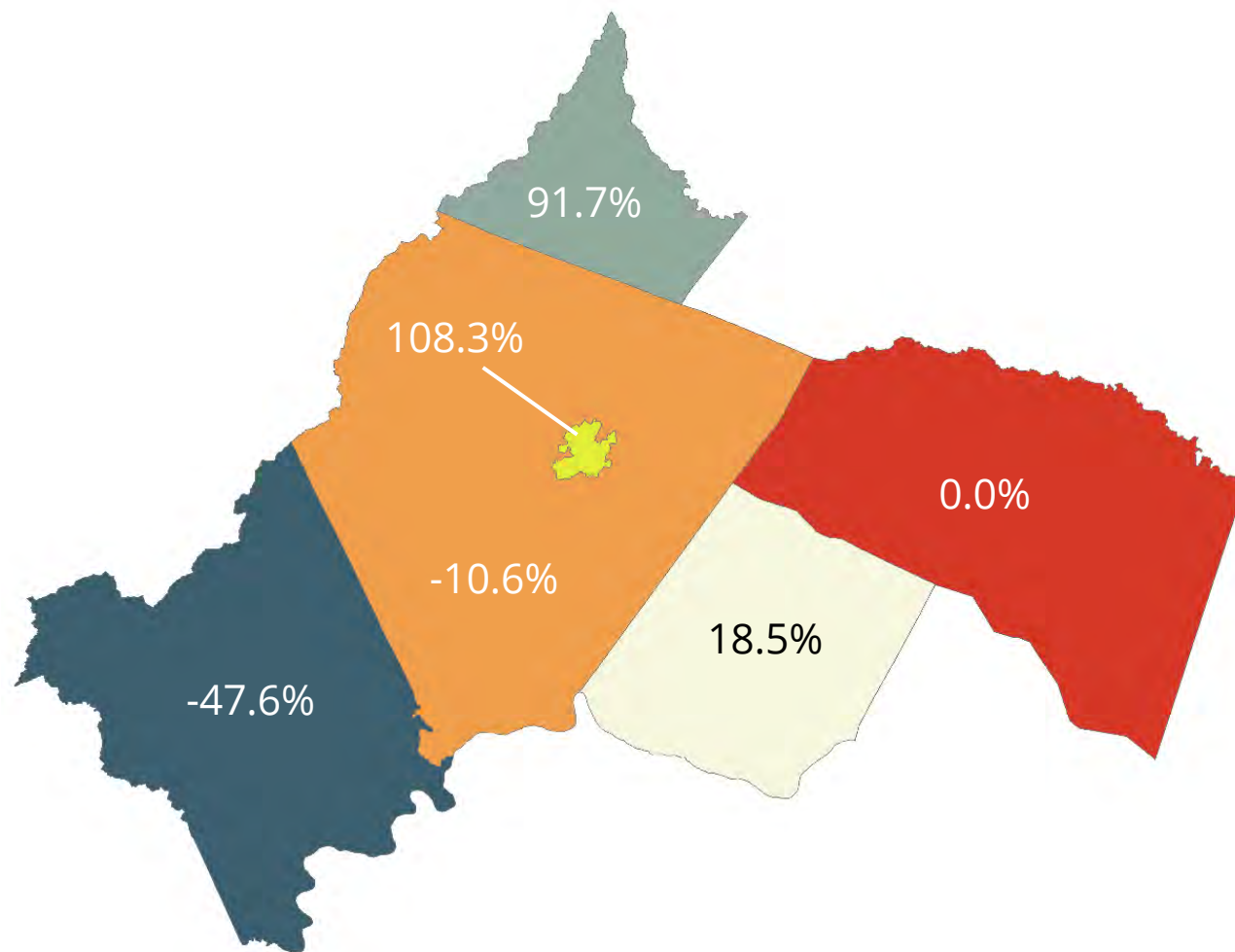
REALTORS® are well-informed about critical factors that affect your specific market area – such as changes in market conditions, consumer attitudes and interest rates.

Are You Ready to Buy or Sell Real Estate?

Contact an experienced REALTOR®.

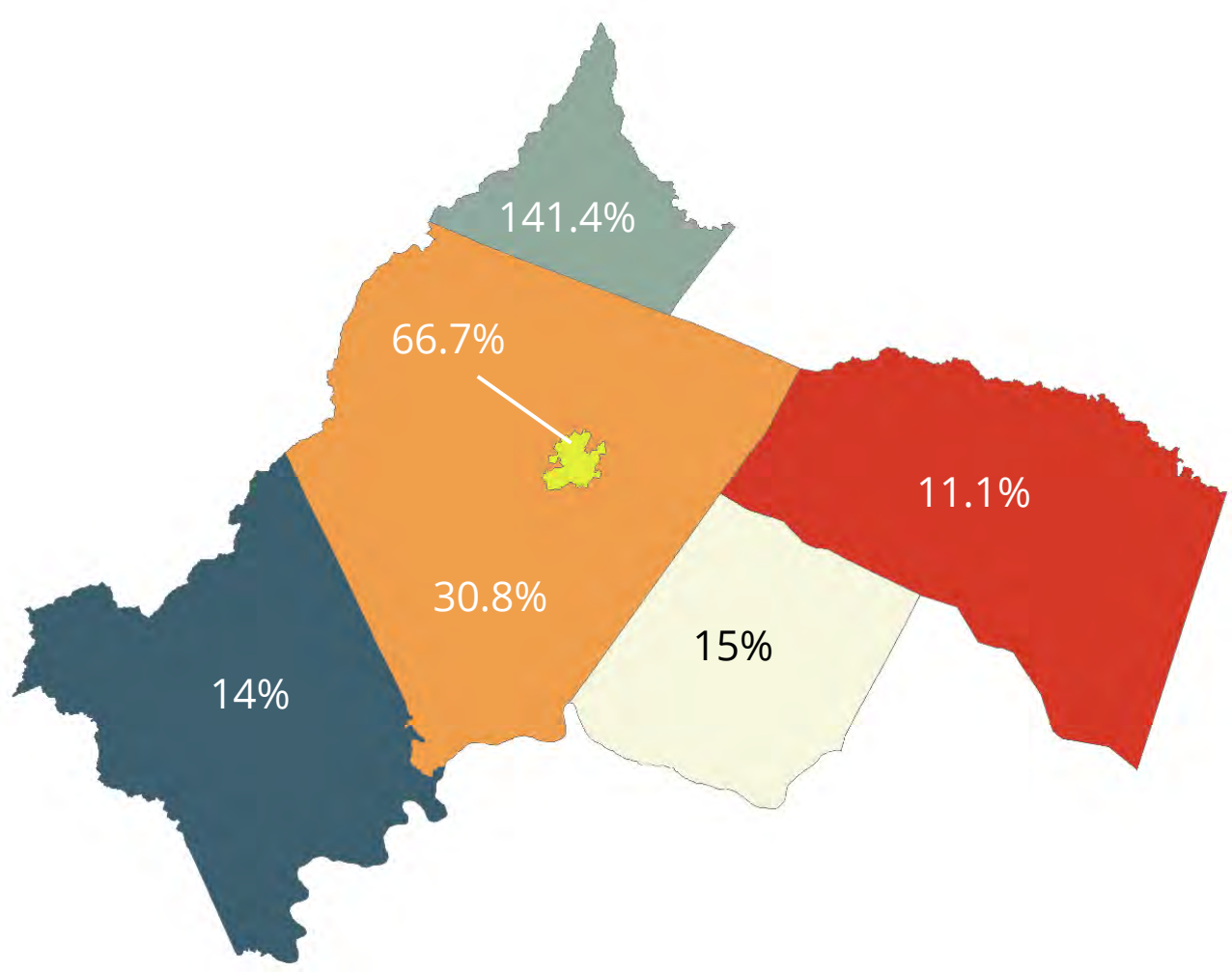


Market Activity - CAAR Footprint



Jurisdiction	Total Sales		
	Feb-25	Feb-26	% Chg
Albemarle County	66	59	-10.6%
Charlottesville	12	25	108.3%
Fluvanna County	27	32	18.5%
Greene County	12	23	91.7%
Louisa County	45	45	0.0%
Nelson County	21	11	-47.6%
CAAR	183	195	6.6%

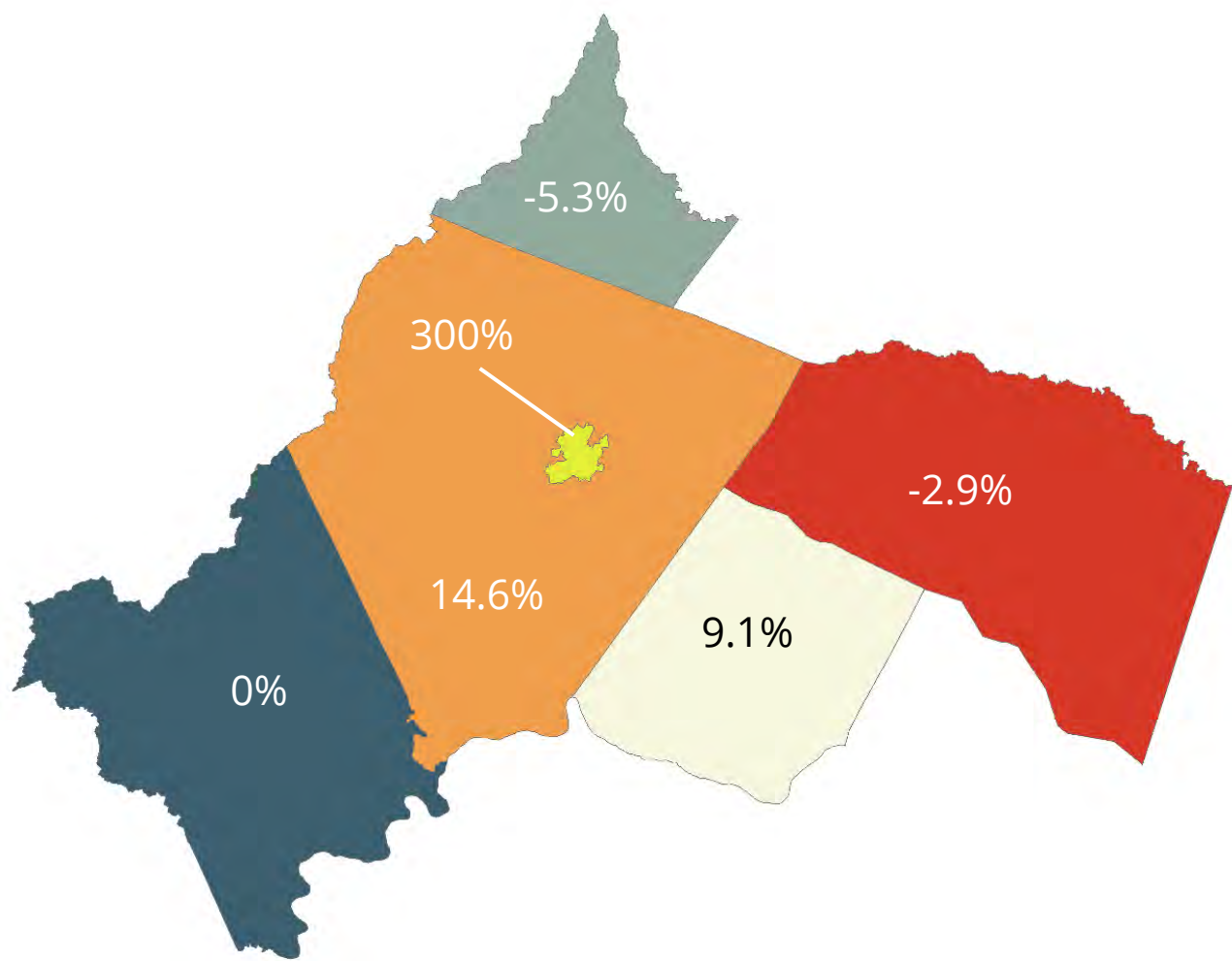
Active Listings: Total Inventory (includes proposed listings)



Jurisdiction	Active Listings		
	Feb-25	Feb-26	% Chg
Albemarle County	266	348	30.8%
Charlottesville	51	85	66.7%
Fluvanna County	80	92	15.0%
Greene County	29	70	141.4%
Louisa County	244	271	11.1%
Nelson County	86	98	14.0%
CAAR	756	964	27.5%

Source: Virginia REALTORS®, data accessed March 15, 2026

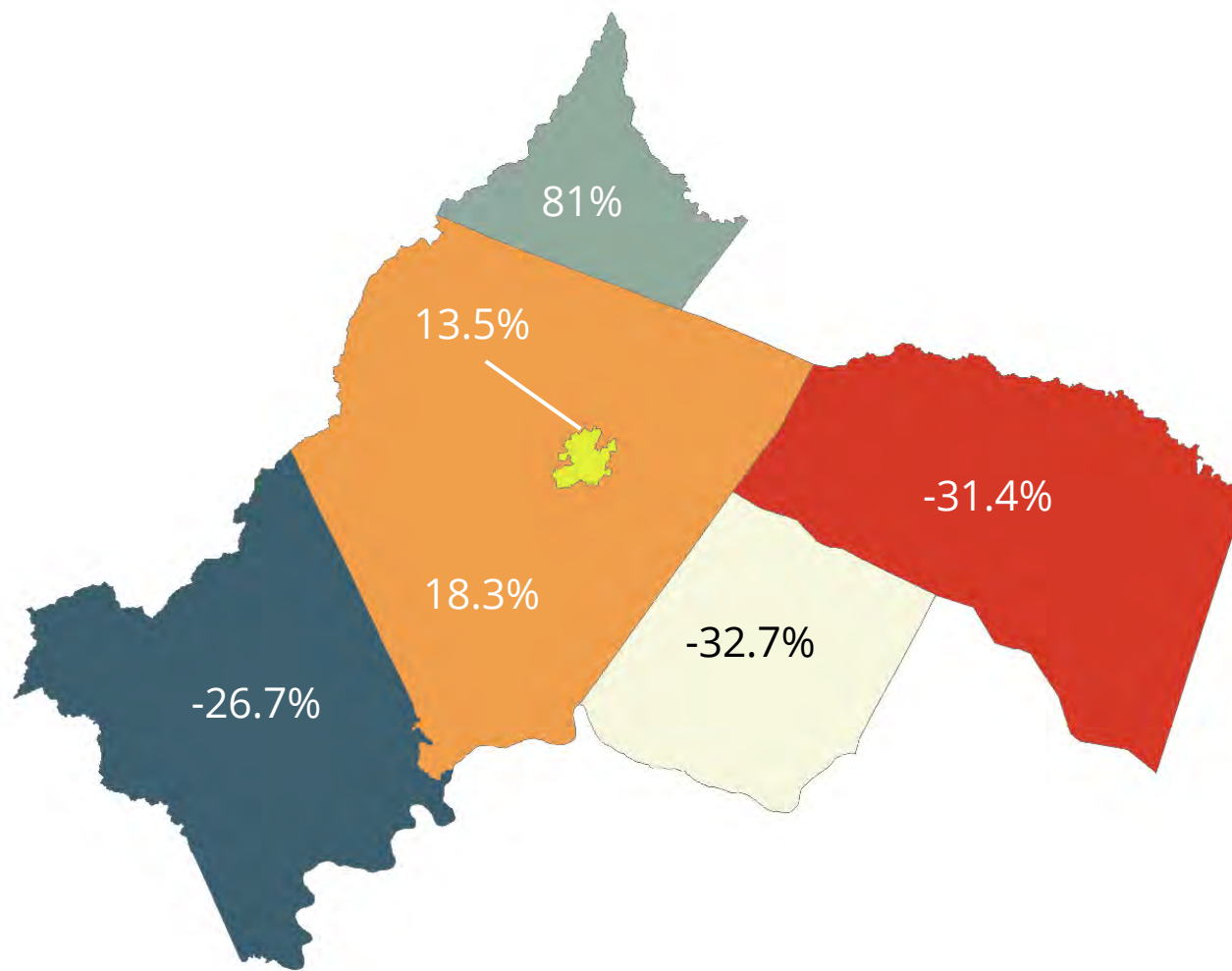
Active Listings: Proposed Listings



Jurisdiction	Active Listings		% Chg
	Feb-25	Feb-26	
Albemarle County	82	94	14.6%
Charlottesville	1	4	300.0%
Fluvanna County	11	12	9.1%
Greene County	19	18	-5.3%
Louisa County	34	33	-2.9%
Nelson County	1	1	0%
CAAR	148	162	9.5%

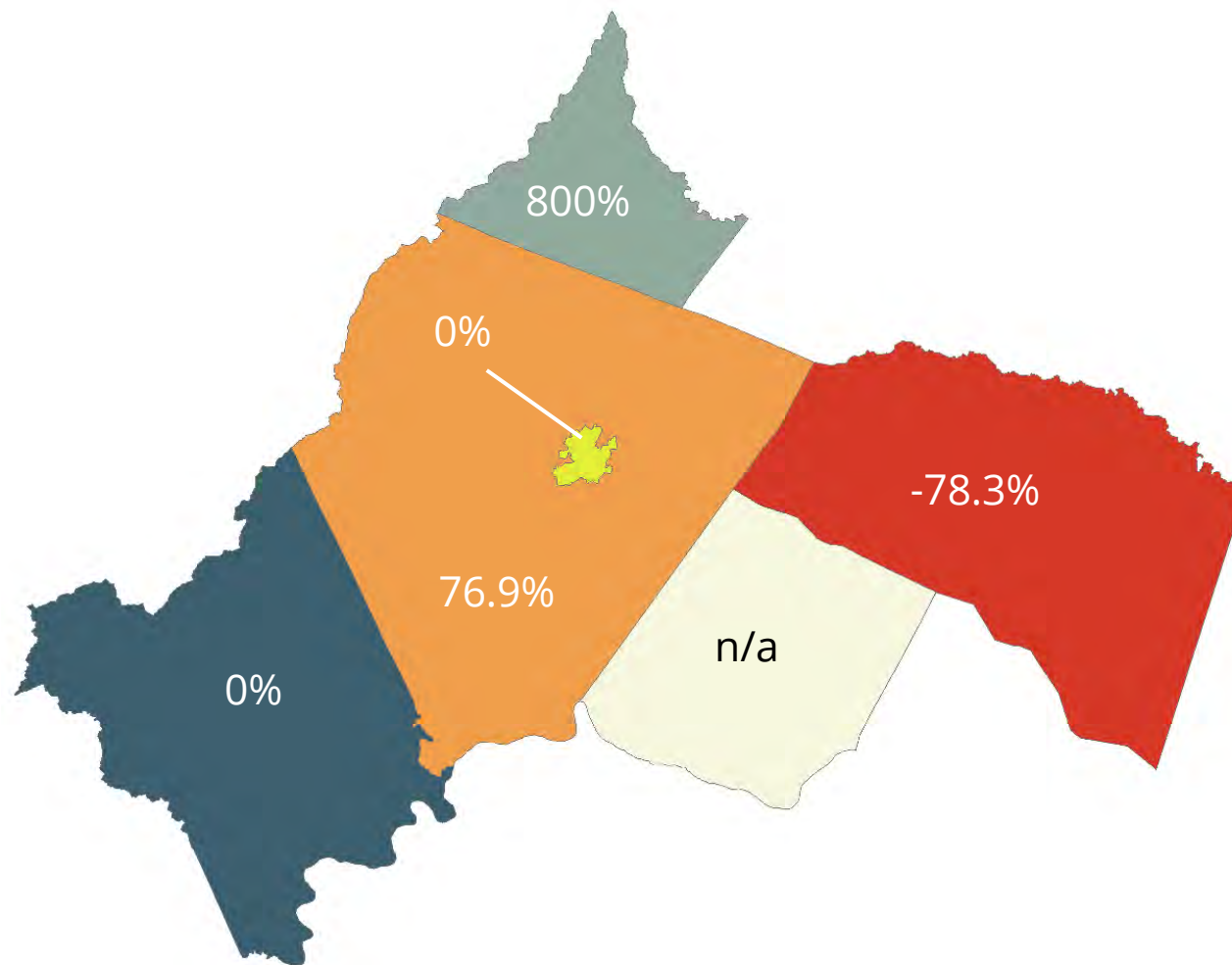
Source: Virginia REALTORS®, data accessed March 15, 2026

New Listings: Total Inventory (includes proposed listings)



Jurisdiction	New Listings		% Chg
	Feb-25	Feb-26	
Albemarle County	169	200	18.3%
Charlottesville	52	59	13.5%
Fluvanna County	49	33	-32.7%
Greene County	21	38	81.0%
Louisa County	118	81	-31.4%
Nelson County	30	22	-26.7%
CAAR	439	433	-1.4%

New Listings: Proposed Listings



New Listings			
Proposed Listings			
<i>Jurisdiction</i>	Feb-25	Feb-26	% Chg
Albemarle County	13	23	76.9%
Charlottesville	1	1	0.0%
Fluvanna County	0	0	n/a
Greene County	1	9	800.0%
Louisa County	23	5	-78.3%
Nelson County	1	1	0.0%
CAAR	39	39	0.0%

Total Market Overview



Key Metrics	2-year Trends			Feb-25	Feb-26	YoY Chg	2025 YTD	2026 YTD	YoY Chg
	Feb-24		Feb-26						
Sales				183	195	6.6%	405	401	-1.0%
Pending Sales				303	257	-15.2%	554	533	-3.8%
New Listings				439	433	-1.4%	797	807	1.3%
Median List Price				\$441,000	\$444,700	0.8%	\$459,000	\$446,850	-2.6%
Median Sales Price				\$421,000	\$435,000	3.3%	\$454,740	\$436,500	-4.0%
Median Price Per Square Foot				\$253	\$243	-4.1%	\$259	\$256	-1.0%
Sold Dollar Volume (in millions)				\$94.7	\$107.1	13.1%	\$226.1	\$227.7	0.7%
Median Sold/Ask Price Ratio				100.0%	99.5%	-0.5%	99.3%	99.6%	0.3%
Median Days on Market				18	46	155.6%	21	35	68.3%
Active Listings				756	964	27.5%	n/a	n/a	n/a
Months of Supply				2.5	3.1	24.6%	n/a	n/a	n/a

Source: Virginia REALTORS®, data accessed March 15, 2026

Single-Family Detached Market Overview



Key Metrics	Feb-24	2-year Trends	Feb-26	Feb-25	Feb-26	YoY Chg	2025 YTD	2026 YTD	YoY Chg
Sales				167	184	10.2%	367	373	1.6%
Pending Sales				285	238	-16.5%	515	490	-4.9%
New Listings				405	395	-2.5%	719	741	3.1%
Median List Price				\$449,000	\$450,000	0.2%	\$474,685	\$450,000	-5.2%
Median Sales Price				\$440,000	\$441,000	0.2%	\$468,645	\$447,050	-4.6%
Median Price Per Square Foot				\$251	\$242	-3.7%	\$255	\$256	0.4%
Sold Dollar Volume (in millions)				\$89.6	\$103.1	15.1%	\$212.4	\$216.5	1.9%
Median Sold/Ask Price Ratio				100.0%	99.5%	-0.5%	100.0%	99.8%	-0.2%
Median Days on Market				15	47	213.3%	20	32	57.5%
Active Listings				680	880	29.4%	n/a	n/a	n/a
Months of Supply				2.4	3.1	26.6%	n/a	n/a	n/a

Source: Virginia REALTORS®, data accessed March 15, 2026

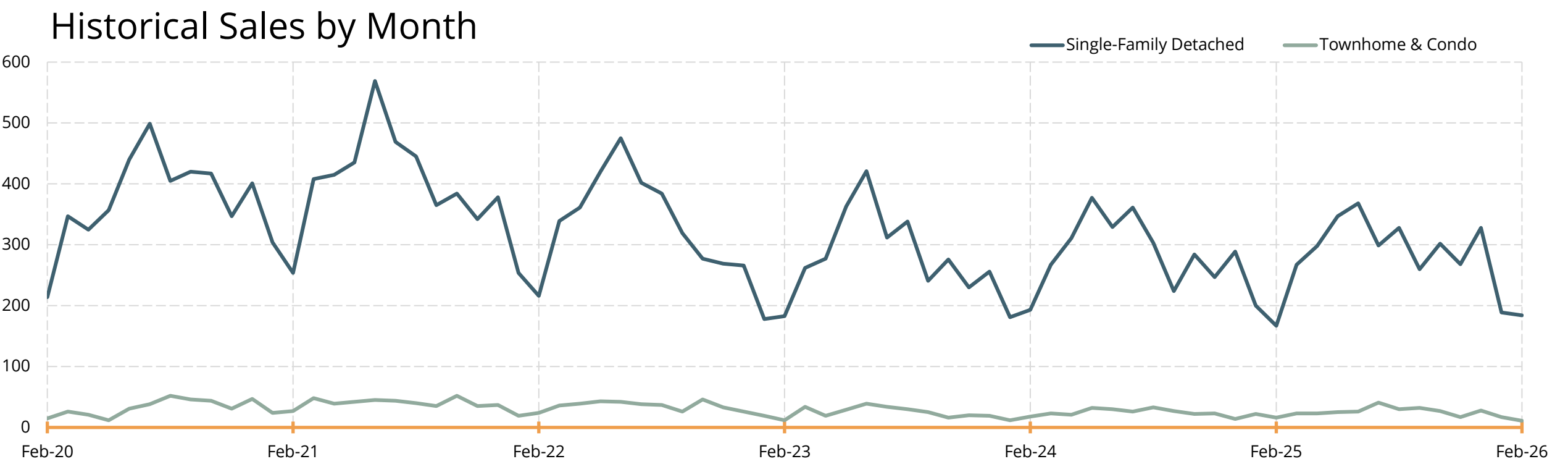
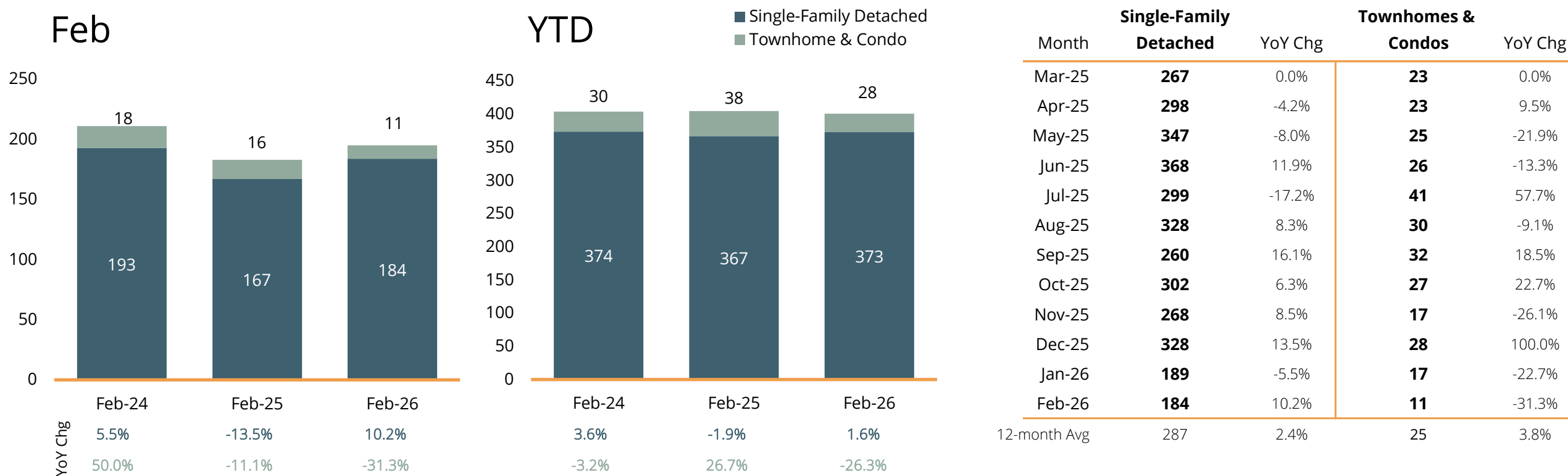
Townhome & Condo Market Overview



Key Metrics	Feb-24	2-year Trends	Feb-26	Feb-25	Feb-26	YoY Chg	2025 YTD	2026 YTD	YoY Chg
Sales				16	11	-31.3%	38	28	-26.3%
Pending Sales				18	19	5.6%	39	43	10.3%
New Listings				34	38	11.8%	78	66	-15.4%
Median List Price				\$272,450	\$299,000	9.7%	\$301,450	\$272,450	-9.6%
Median Sales Price				\$265,000	\$280,000	5.7%	\$290,000	\$264,500	-8.8%
Median Price Per Square Foot				\$268	\$270	0.7%	\$303	\$270	-11.1%
Sold Dollar Volume (in millions)				\$5.2	\$4.0	-22.7%	\$13.6	\$11.2	-17.8%
Median Sold/Ask Price Ratio				97.3%	97.8%	0.5%	97.1%	97.8%	0.7%
Median Days on Market				33	41	26.2%	23	54	132.6%
Active Listings				76	84	10.5%	n/a	n/a	n/a
Months of Supply				3.1	3.3	7.2%	n/a	n/a	n/a

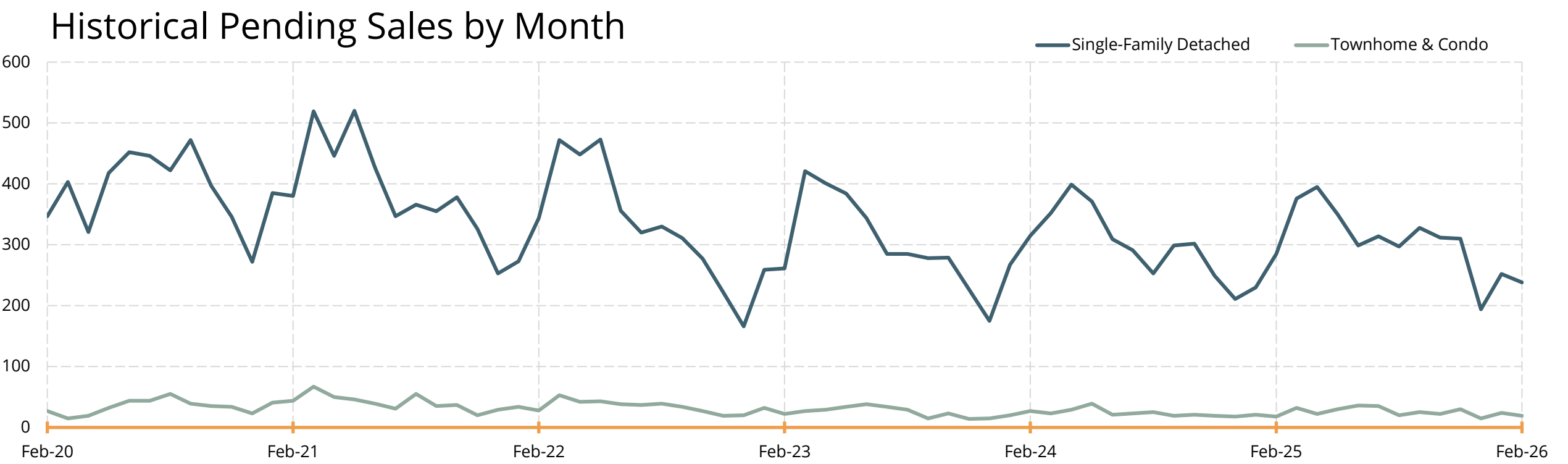
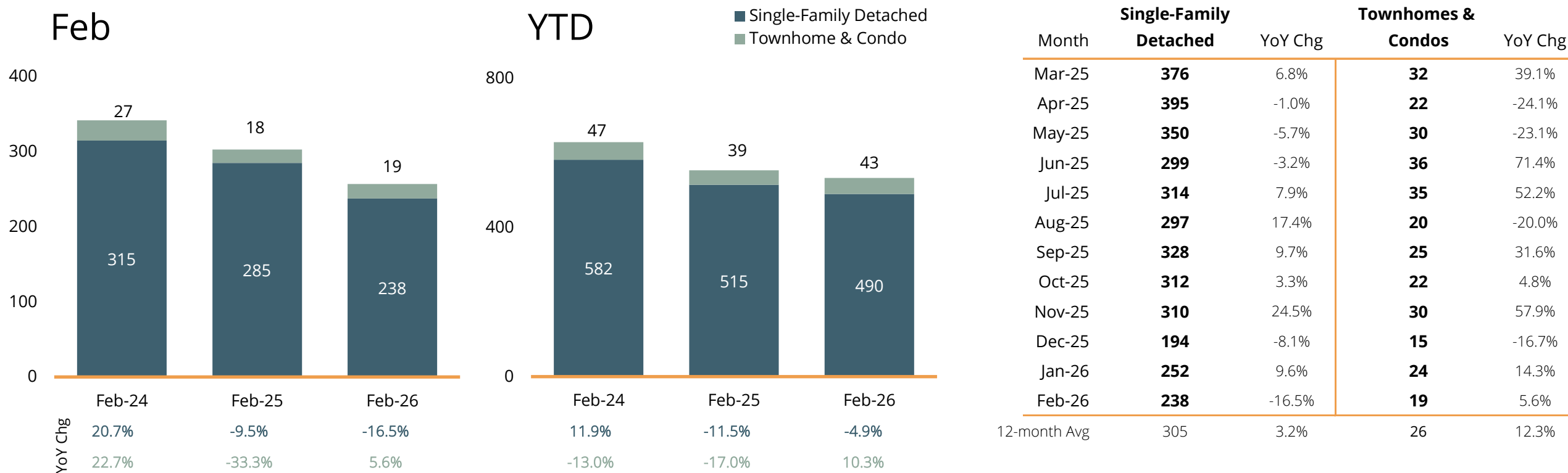
Source: Virginia REALTORS®, data accessed March 15, 2026

Sales

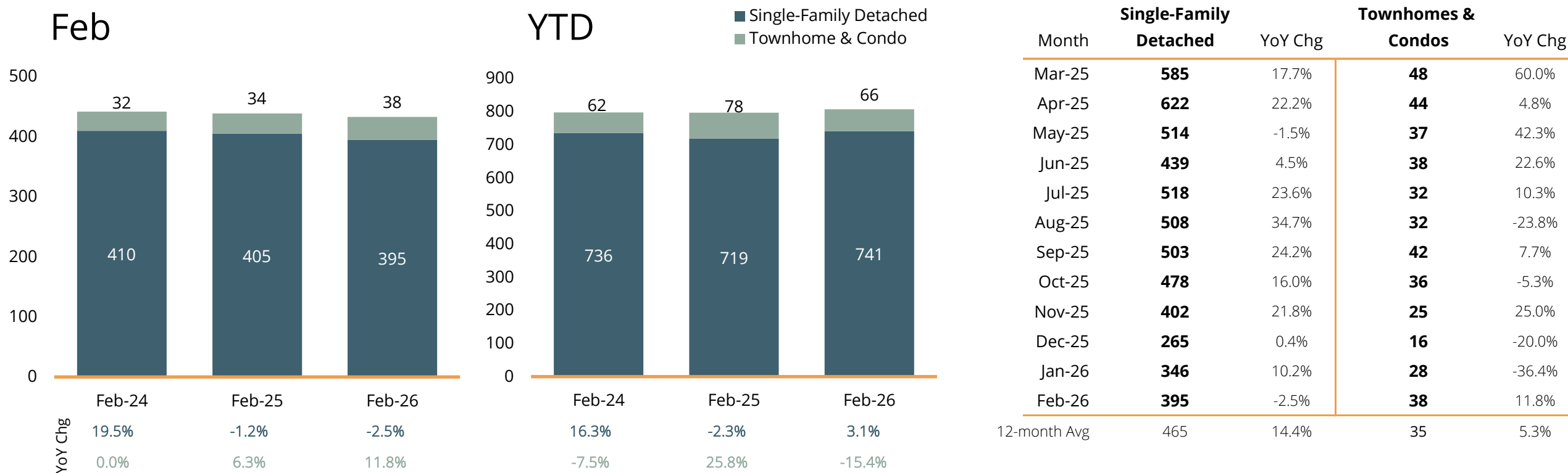


Source: Virginia REALTORS®, data accessed March 15, 2026

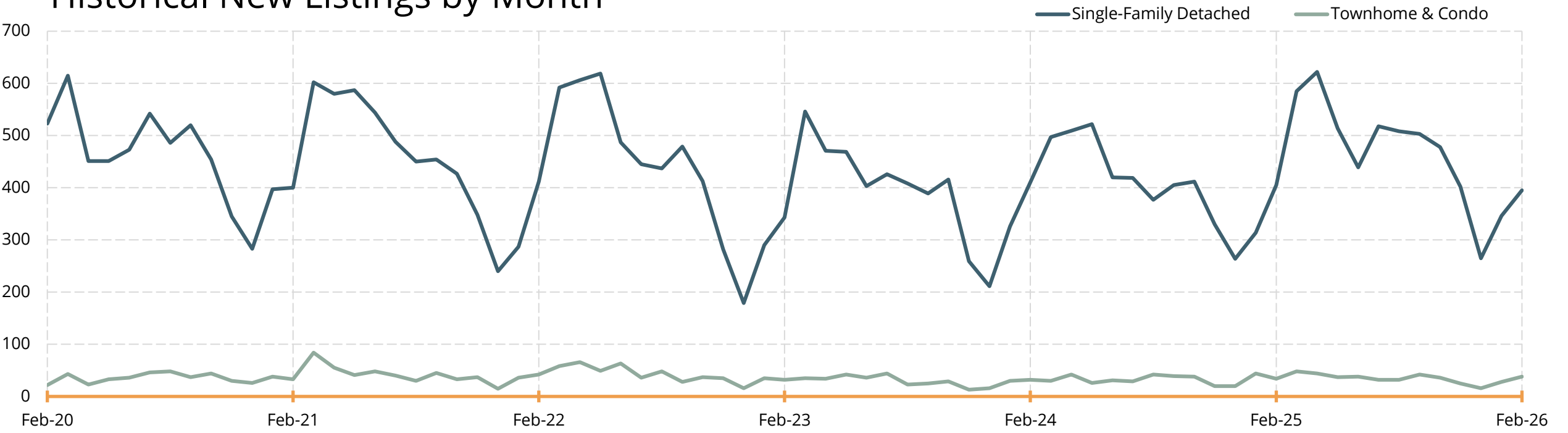
Pending Sales



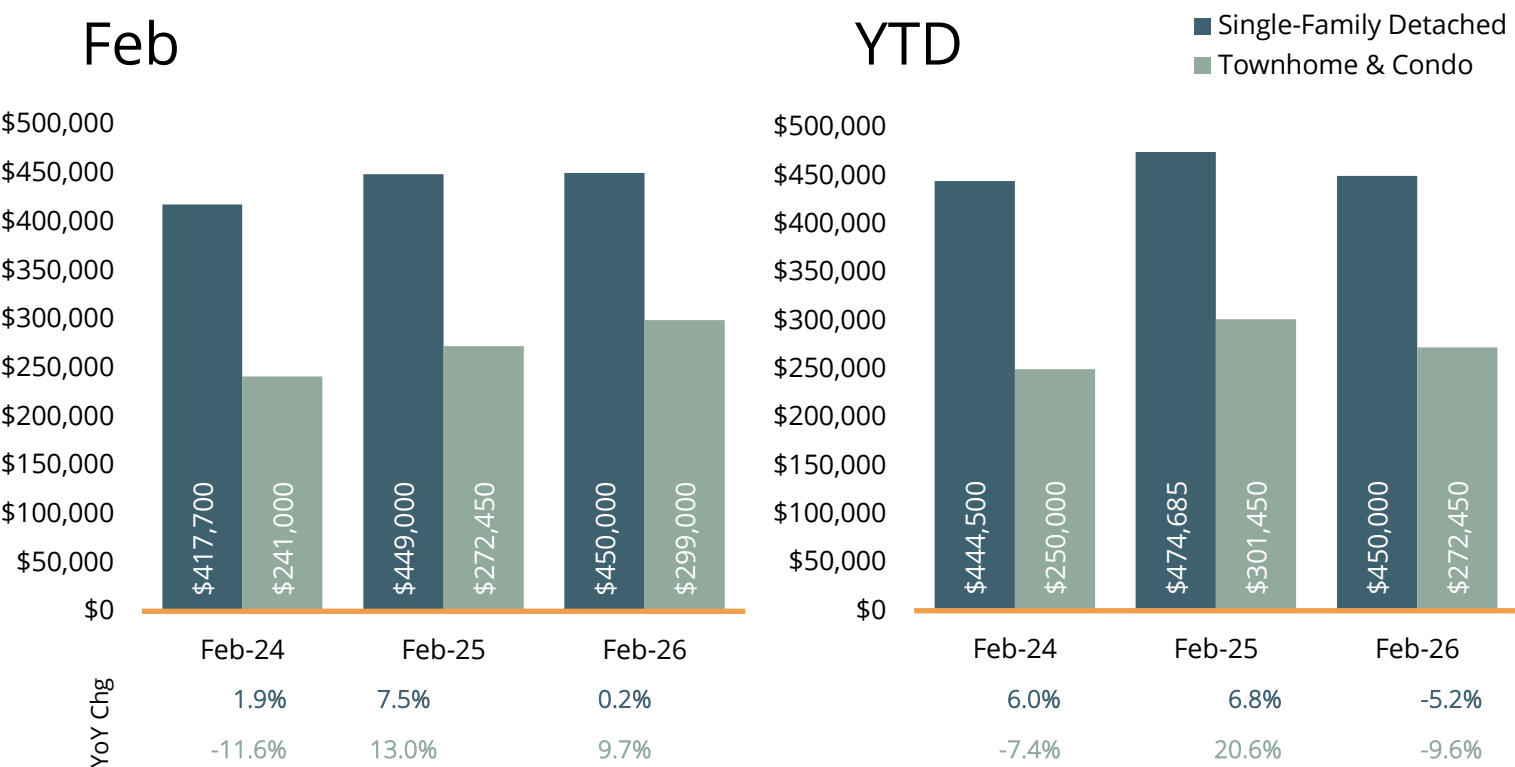
New Listings



Historical New Listings by Month

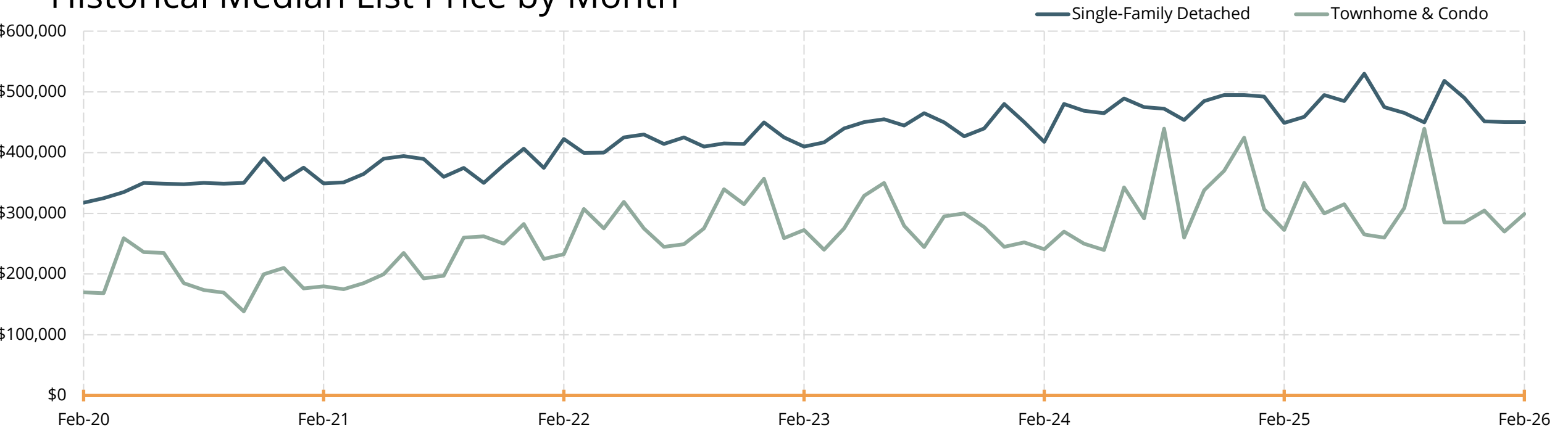


Median List Price



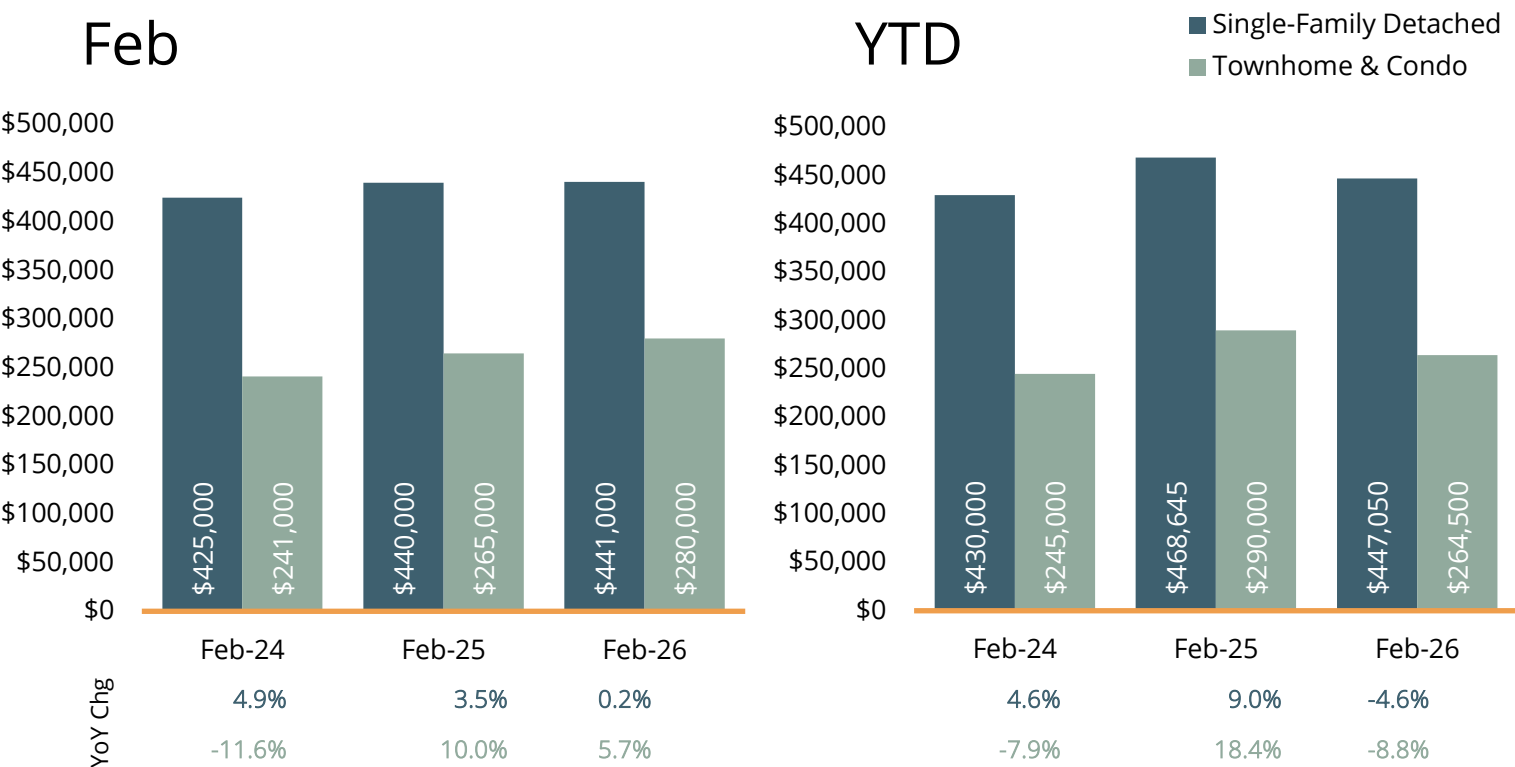
Month	Single-Family		Townhomes &	
	Detached	YoY Chg	Condos	YoY Chg
Mar-25	\$458,694	-4.4%	\$349,999	29.6%
Apr-25	\$495,000	5.5%	\$300,000	20.0%
May-25	\$485,000	4.3%	\$315,000	31.4%
Jun-25	\$529,950	8.4%	\$264,988	-22.7%
Jul-25	\$475,000	0.0%	\$260,000	-10.9%
Aug-25	\$465,369	-1.5%	\$308,950	-29.7%
Sep-25	\$449,950	-0.8%	\$439,450	69.0%
Oct-25	\$518,208	6.8%	\$285,000	-15.7%
Nov-25	\$489,950	-1.0%	\$285,000	-23.0%
Dec-25	\$451,490	-8.7%	\$304,750	-28.2%
Jan-26	\$450,000	-8.6%	\$269,900	-12.0%
Feb-26	\$450,000	0.2%	\$299,000	9.7%
12-month Avg	\$476,551	0.0%	\$306,836	-3.2%

Historical Median List Price by Month



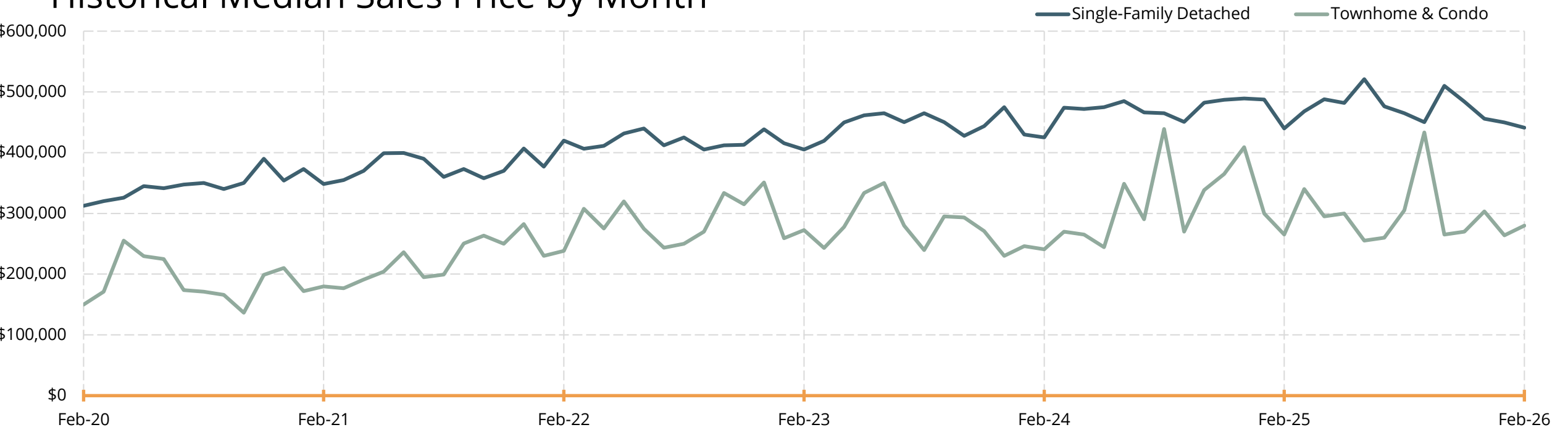
Source: Virginia REALTORS®, data accessed March 15, 2026

Median Sales Price



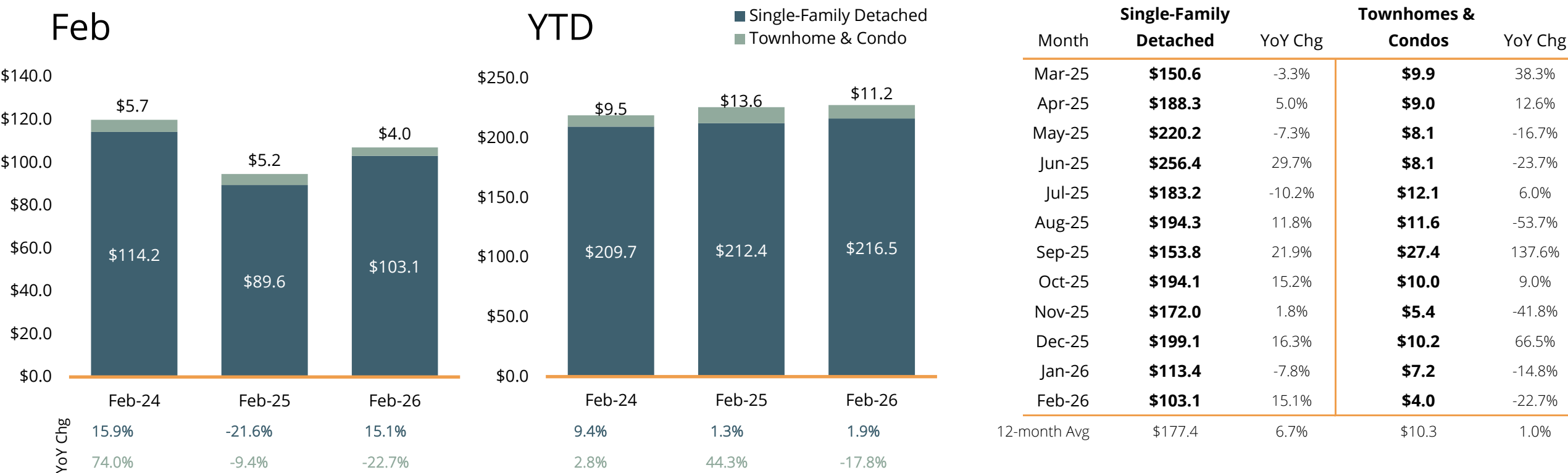
Month	Single-Family		Townhomes &	
	Detached	YoY Chg	Condos	YoY Chg
Mar-25	\$468,000	-1.3%	\$340,000	25.9%
Apr-25	\$488,000	3.4%	\$295,000	11.3%
May-25	\$481,713	1.4%	\$300,000	22.7%
Jun-25	\$521,000	7.4%	\$255,000	-26.9%
Jul-25	\$476,000	2.1%	\$260,000	-10.4%
Aug-25	\$465,000	0.0%	\$305,000	-30.5%
Sep-25	\$449,995	-0.1%	\$433,500	60.6%
Oct-25	\$510,000	5.7%	\$265,000	-21.7%
Nov-25	\$484,000	-0.6%	\$270,000	-26.0%
Dec-25	\$455,665	-6.8%	\$303,500	-25.8%
Jan-26	\$449,900	-7.7%	\$264,000	-12.0%
Feb-26	\$441,000	0.2%	\$280,000	5.7%
12-month Avg	\$474,189	0.3%	\$297,583	-6.2%

Historical Median Sales Price by Month

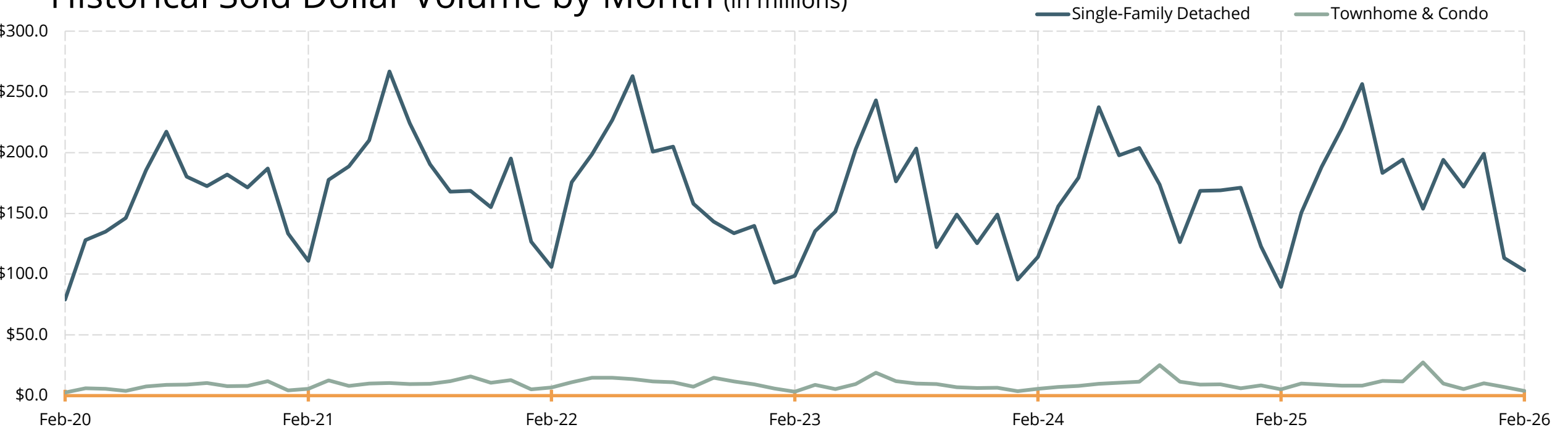


Source: Virginia REALTORS®, data accessed March 15, 2026

Sold Dollar Volume (in millions)

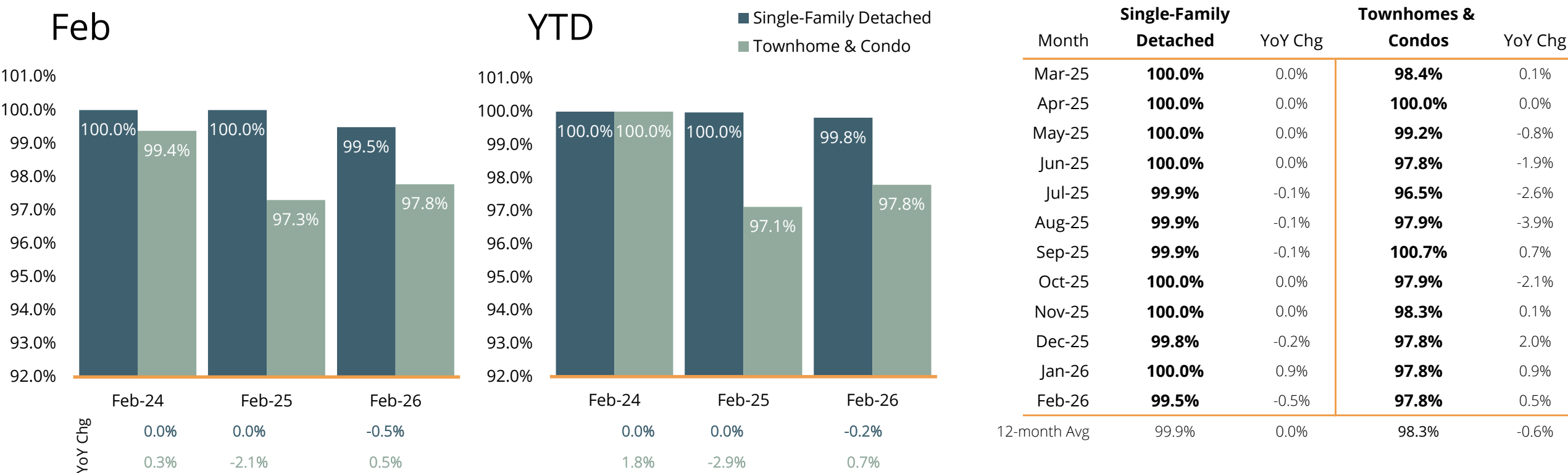


Historical Sold Dollar Volume by Month (in millions)

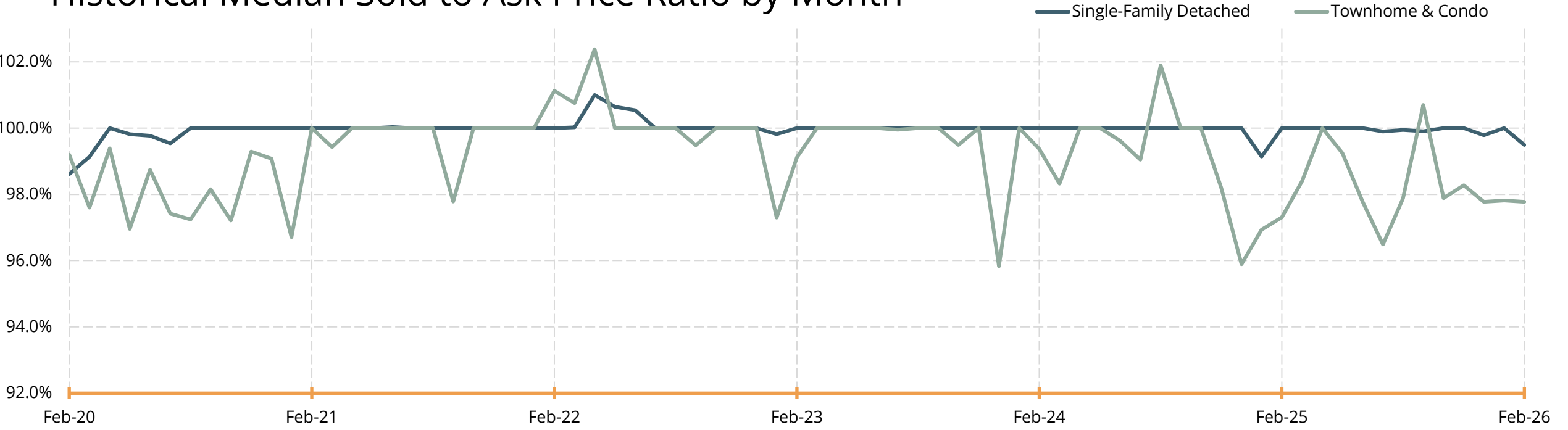


Source: Virginia REALTORS®, data accessed March 15, 2026

Median Sold to Ask Price Ratio

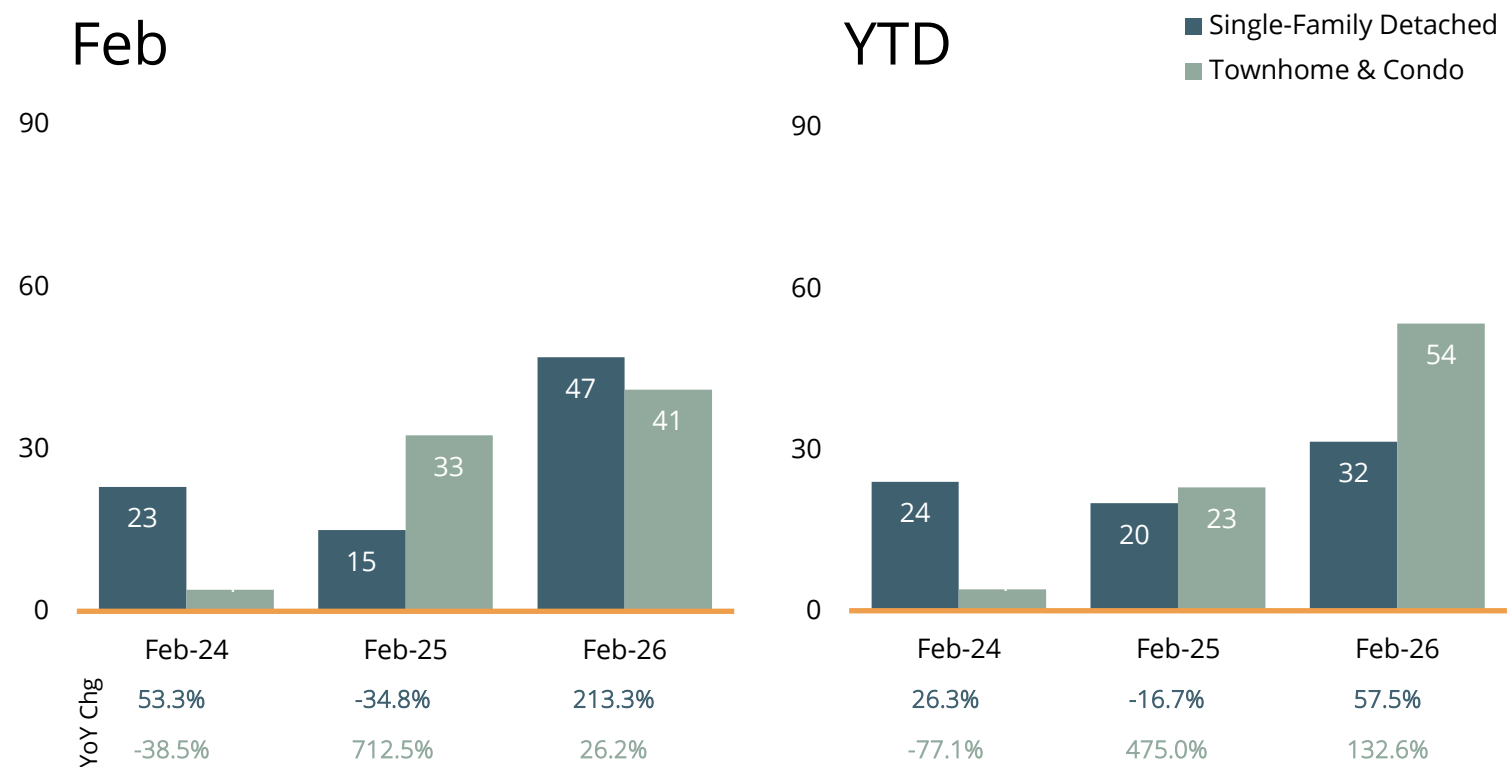


Historical Median Sold to Ask Price Ratio by Month



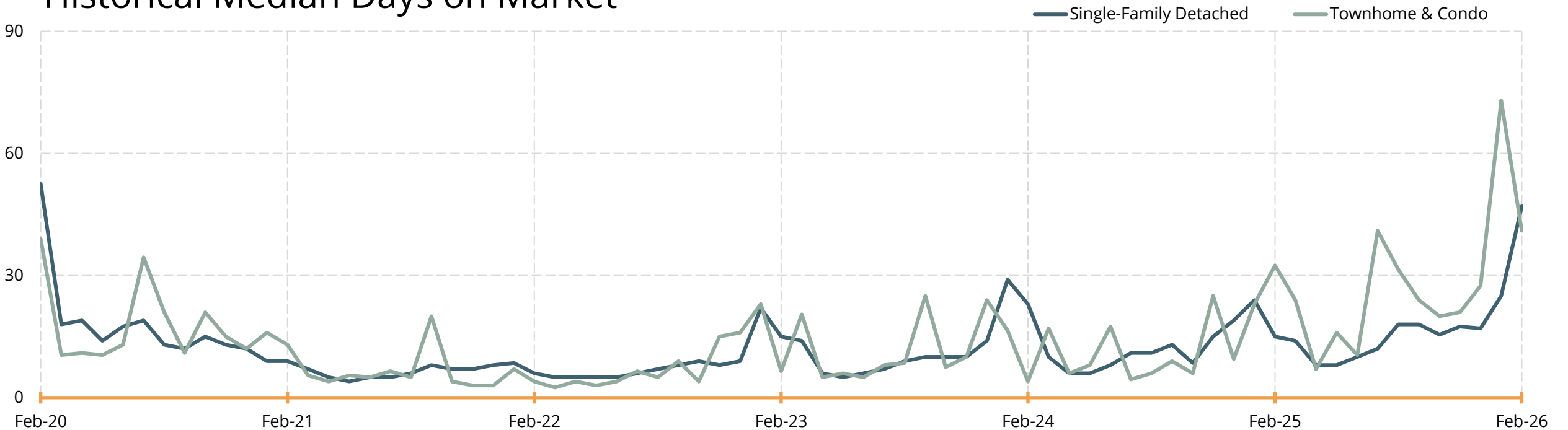
Source: Virginia REALTORS®, data accessed March 15, 2026

Median Days on Market



Month	Single-Family		Townhomes &	
	Detached	YoY Chg	Condos	YoY Chg
Mar-25	14	40.0%	24	41.2%
Apr-25	8	33.3%	7	16.7%
May-25	8	33.3%	16	100.0%
Jun-25	10	25.0%	11	-40.0%
Jul-25	12	9.1%	41	811.1%
Aug-25	18	63.6%	32	425.0%
Sep-25	18	38.5%	24	166.7%
Oct-25	16	82.4%	20	233.3%
Nov-25	18	16.7%	21	-16.0%
Dec-25	17	-10.5%	28	189.5%
Jan-26	25	4.2%	73	217.4%
Feb-26	47	213.3%	41	26.2%
12-month Avg	18	43.3%	28	105.2%

Historical Median Days on Market

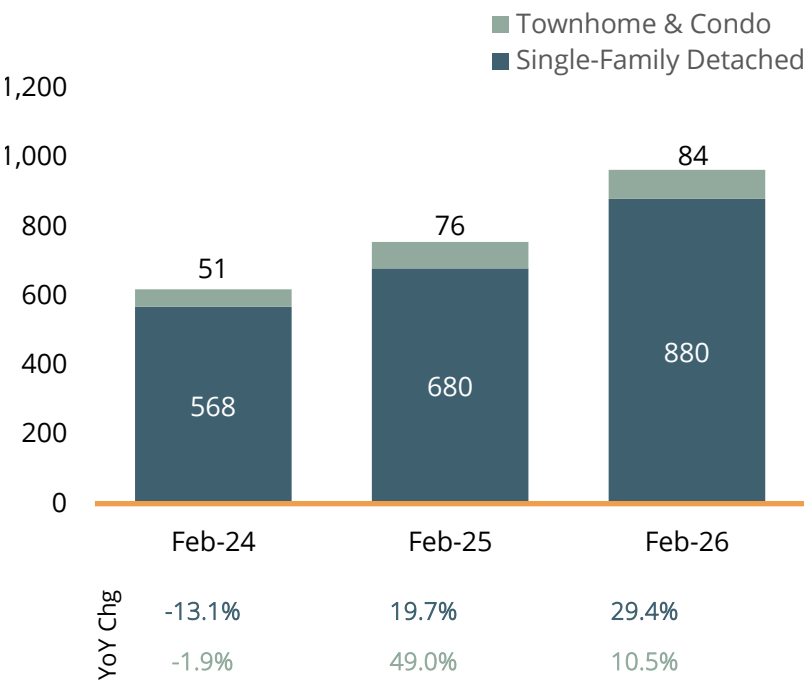


Source: Virginia REALTORS®, data accessed March 15, 2026

Active Listings

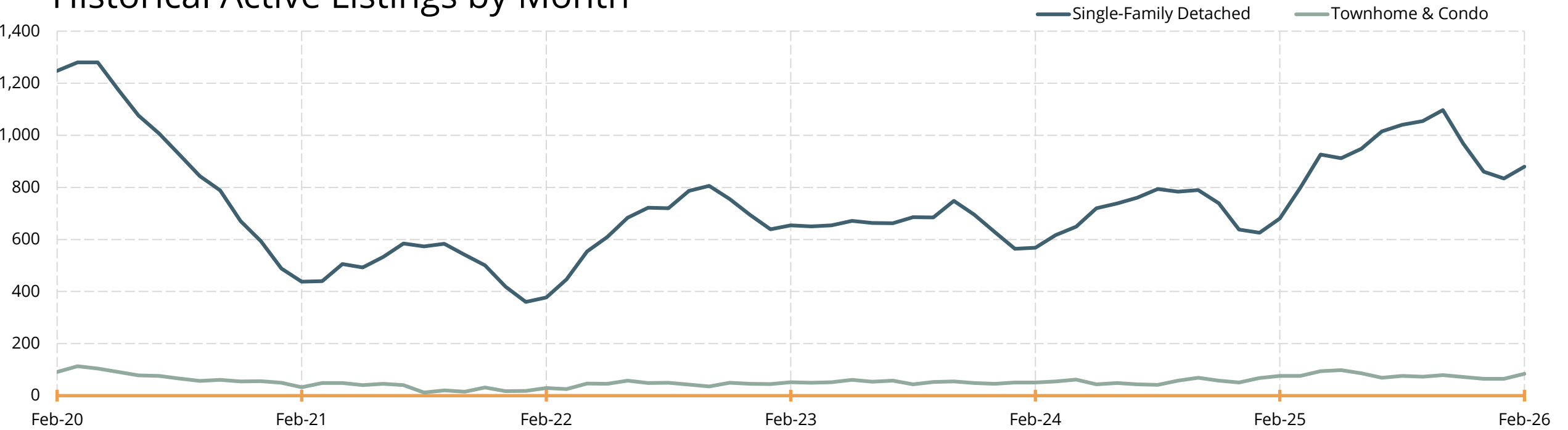


Feb



Month	Single-Family		Townhomes &	
	Detached	YoY Chg	Condos	YoY Chg
Mar-25	799	29.5%	76	38.2%
Apr-25	926	42.7%	94	51.6%
May-25	912	26.7%	98	127.9%
Jun-25	948	28.5%	86	79.2%
Jul-25	1,015	33.6%	69	60.5%
Aug-25	1,040	31.0%	76	85.4%
Sep-25	1,055	34.6%	73	25.9%
Oct-25	1,097	38.9%	79	14.5%
Nov-25	969	31.1%	72	24.1%
Dec-25	860	34.8%	65	27.5%
Jan-26	834	33.2%	65	-4.4%
Feb-26	880	29.4%	84	10.5%
12-month Avg	945	32.8%	78	39.4%

Historical Active Listings by Month

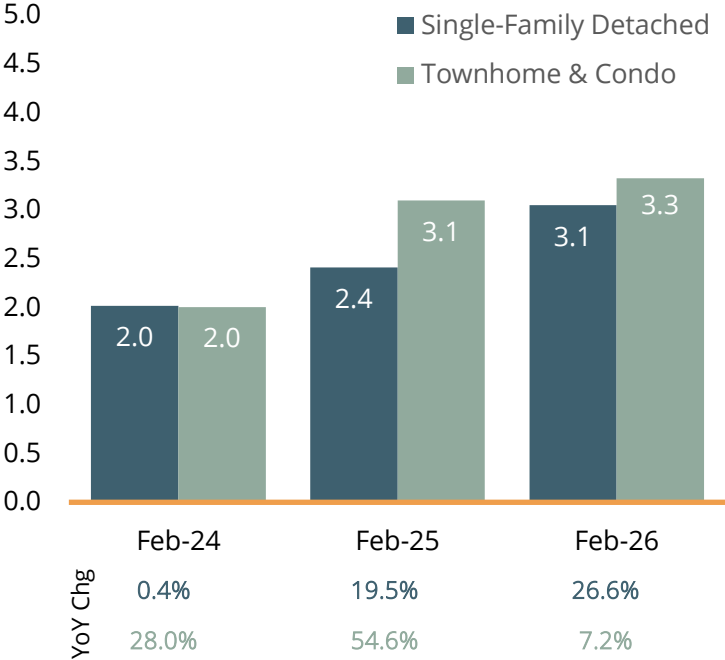


Source: Virginia REALTORS®, data accessed March 15, 2026

Months of Supply

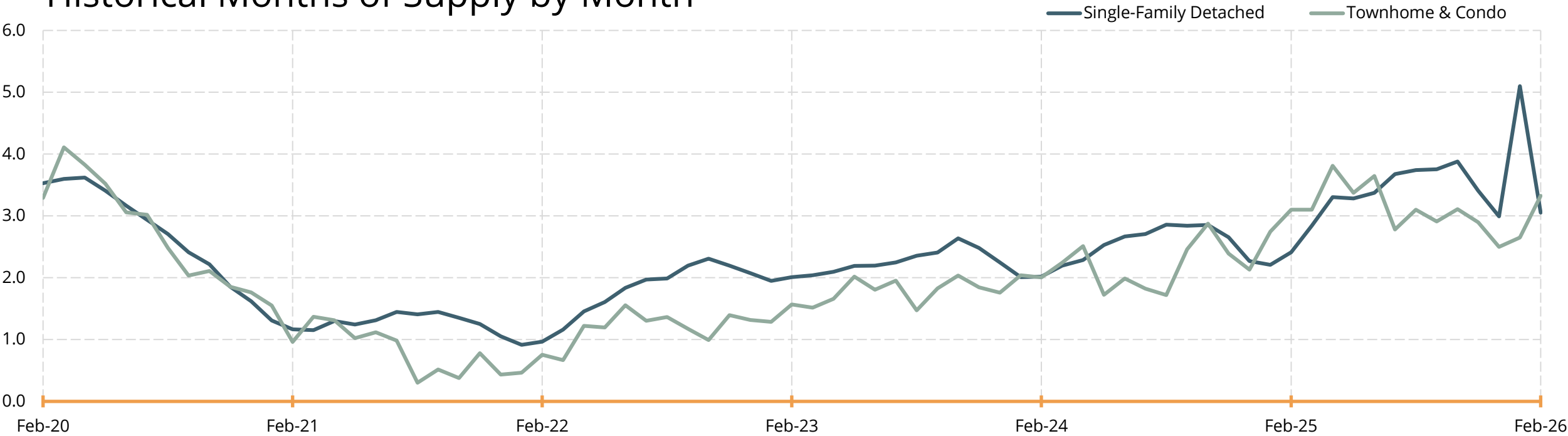


Feb



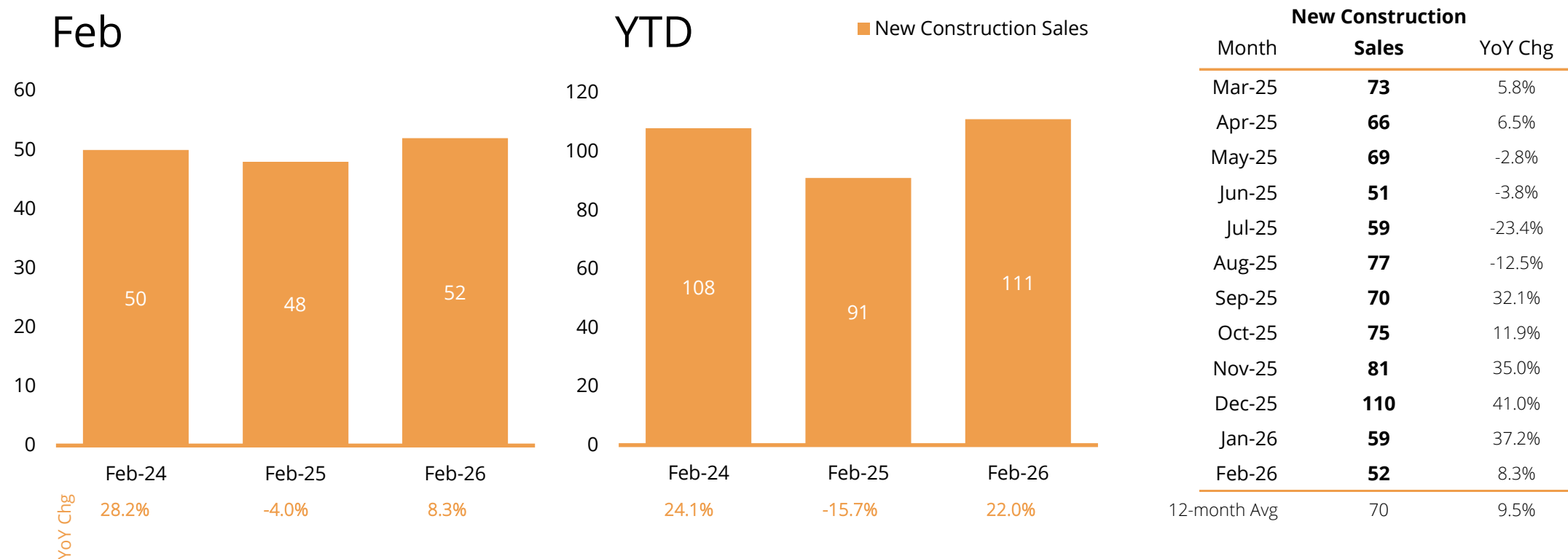
Month	Single-Family		Townhomes &	
	Detached	YoY Chg	Condos	YoY Chg
Mar-25	2.8	29.3%	3.1	38.2%
Apr-25	3.3	44.7%	3.8	51.6%
May-25	3.3	29.7%	3.4	95.6%
Jun-25	3.4	26.4%	3.6	83.6%
Jul-25	3.7	35.7%	2.8	52.4%
Aug-25	3.7	30.7%	3.1	80.3%
Sep-25	3.8	32.3%	2.9	18.3%
Oct-25	3.9	36.0%	3.1	8.1%
Nov-25	3.4	28.2%	2.9	21.2%
Dec-25	3.0	31.7%	2.5	17.2%
Jan-26	5.1	130.8%	2.6	-3.6%
Feb-26	3.1	26.6%	3.3	7.2%
12-month Avg	3.5	39.1%	3.1	34.2%

Historical Months of Supply by Month

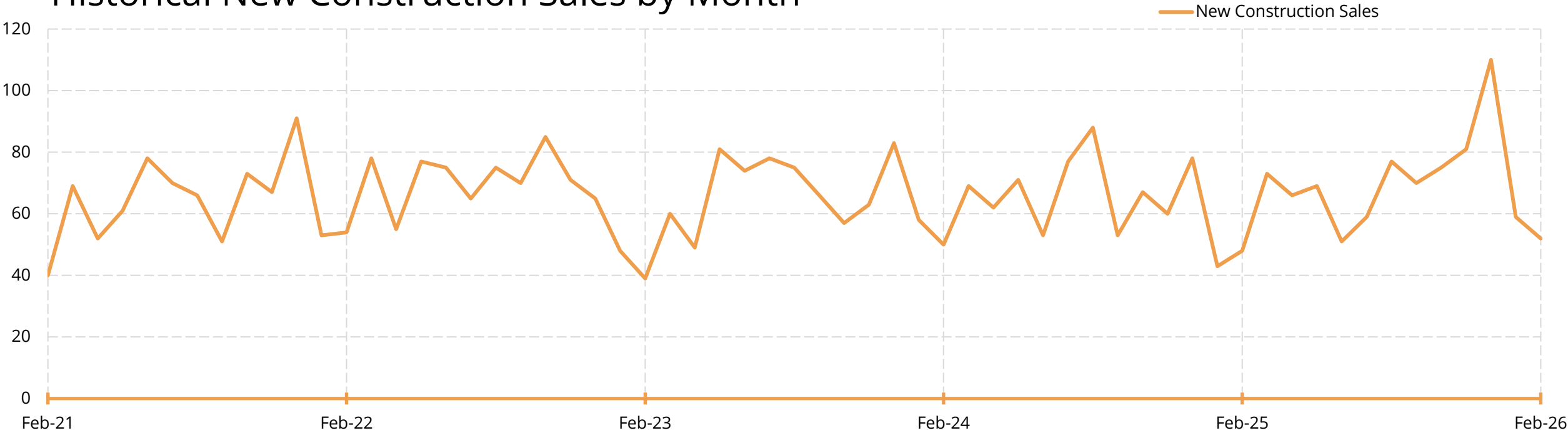


Source: Virginia REALTORS®, data accessed March 15, 2026

New Construction Sales



Historical New Construction Sales by Month



Source: Virginia REALTORS®, data accessed March 15, 2026

Area Overview - Total Market



Geography	New Listings			Sales			Median Sales Price			Active Listings			Months Supply		
	Feb-25	Feb-26	% chg	Feb-25	Feb-26	% chg	Feb-25	Feb-26	% chg	Feb-25	Feb-26	% chg	Feb-25	Feb-26	% chg
Albemarle County	169	200	18.3%	66	59	-10.6%	\$512,500	\$510,000	-0.5%	266	348	30.8%	2.1	2.8	35.1%
Charlottesville	52	59	13.5%	12	25	108.3%	\$483,750	\$404,000	-16.5%	51	85	66.7%	1.6	2.5	59.3%
Fluvanna County	49	33	-32.7%	27	32	18.5%	\$365,900	\$361,495	-1.2%	80	92	15.0%	2.4	2.5	2.7%
Greene County	21	38	81.0%	12	23	91.7%	\$452,500	\$424,760	-6.1%	29	70	141.4%	1.3	2.2	67.7%
Louisa County	118	81	-31.4%	45	45	0.0%	\$400,000	\$450,000	12.5%	244	271	11.1%	3.8	4.4	16.5%
Nelson County	30	22	-26.7%	21	11	-47.6%	\$405,000	\$259,000	-36.0%	86	98	14.0%	3.3	3.9	18.2%

Area Overview - Total Market YTD



Geography	New Listings YTD			Sales YTD			Median Sales Price YTD			Active Listings YTD		
	Feb-25	Feb-26	% chg	Feb-25	Feb-26	% chg	Feb-25	Feb-26	% chg	Feb-25	Feb-26	% chg
Albemarle County	299	330	10.4%	153	130	-15.0%	\$549,000	\$520,000	-5.3%	266	348	30.8%
Charlottesville	71	94	32.4%	33	44	33.3%	\$455,000	\$437,500	-3.8%	51	85	66.7%
Fluvanna County	89	71	-20.2%	51	53	3.9%	\$380,000	\$345,000	-9.2%	80	92	15.0%
Greene County	50	85	70.0%	26	47	80.8%	\$426,000	\$409,990	-3.8%	29	70	141.4%
Louisa County	214	180	-15.9%	100	95	-5.0%	\$365,000	\$445,950	22.2%	244	271	11.1%
Nelson County	74	47	-36.5%	42	32	-23.8%	\$397,500	\$437,430	10.0%	86	98	14.0%

Area Overview - Single Family Detached Market



Geography	New Listings			Sales			Median Sales Price			Active Listings			Months Supply		
	Feb-25	Feb-26	% chg	Feb-25	Feb-26	% chg	Feb-25	Feb-26	% chg	Feb-25	Feb-26	% chg	Feb-25	Feb-26	% chg
Albemarle County	153	176	15.0%	59	57	-3.4%	\$533,907	\$534,990	0.2%	240	322	34.2%	2.0	2.8	40.8%
Charlottesville	45	50	11.1%	12	21	75.0%	\$483,750	\$390,000	-19.4%	41	61	48.8%	1.5	2.1	39.7%
Fluvanna County	49	33	-32.7%	27	32	18.5%	\$365,900	\$361,495	-1.2%	80	92	15.0%	2.5	2.5	2.4%
Greene County	21	38	81.0%	12	23	91.7%	\$452,500	\$424,760	-6.1%	29	70	141.4%	1.3	2.2	67.7%
Louisa County	118	81	-31.4%	44	45	2.3%	\$387,500	\$450,000	16.1%	244	266	9.0%	3.8	4.3	13.5%
Nelson County	19	17	-10.5%	13	6	-53.8%	\$420,000	\$266,000	-36.7%	46	69	50.0%	2.6	4.1	58.8%

Area Overview - Single Family Detached Market YTD



Geography	New Listings YTD			Sales YTD			Median Sales Price YTD			Active Listings YTD		
	Feb-25	Feb-26	% chg	Feb-25	Feb-26	% chg	Feb-25	Feb-26	% chg	Feb-25	Feb-26	% chg
Albemarle County	271	299	10.3%	142	120	-15.5%	\$553,288	\$549,500	-0.7%	240	322	34.2%
Charlottesville	59	79	33.9%	26	36	38.5%	\$470,000	\$422,500	-10.1%	41	61	48.8%
Fluvanna County	88	71	-19.3%	51	53	3.9%	\$380,000	\$345,000	-9.2%	80	92	15.0%
Greene County	50	85	70.0%	26	47	80.8%	\$426,000	\$409,990	-3.8%	29	70	141.4%
Louisa County	213	175	-17.8%	98	95	-3.1%	\$364,950	\$445,950	22.2%	244	266	9.0%
Nelson County	38	32	-15.8%	24	22	-8.3%	\$461,500	\$495,000	7.3%	46	69	50.0%

Area Overview - Townhome & Condo Market



New Listings				Sales			Median Sales Price			Active Listings			Months Supply		
Geography	Feb-25	Feb-26	% chg	Feb-25	Feb-26	% chg	Feb-25	Feb-26	% chg	Feb-25	Feb-26	% chg	Feb-25	Feb-26	% chg
Albemarle County	16	24	50.0%	7	2	-71.4%	\$229,000	\$270,000	17.9%	26	26	0%	2.5	2.2	-13%
Charlottesville	7	9	28.6%	0	4	n/a	\$0	\$427,500	n/a	10	24	140.0%	1.8	4.6	151.6%
Fluvanna County	0	0	n/a	0	0	n/a	\$0	\$0	n/a	0	0	n/a	0.0	0.0	n/a
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	1	0	-100%	\$465,000	\$0	-100%	0	5	n/a	0.0	20.0	n/a
Nelson County	11	5	-54.5%	8	5	-37.5%	\$270,000	\$245,000	-9.3%	40	29	-27.5%	5.2	3.7	-28.3%

Source: Virginia REALTORS®, data accessed March 15, 2026

Area Overview - Townhome & Condo Market YTD



Geography	New Listings YTD			Sales YTD			Median Sales Price YTD			Active Listings YTD		
	Feb-25	Feb-26	% chg	Feb-25	Feb-26	% chg	Feb-25	Feb-26	% chg	Feb-25	Feb-26	% chg
Albemarle County	28	31	10.7%	11	10	-9.1%	\$280,000	\$245,000	-12.5%	26	26	0.0%
Charlottesville	12	15	25.0%	7	8	14.3%	\$300,000	\$444,950	48.3%	10	24	140.0%
Fluvanna County	1	0	-100.0%	0	0	n/a	\$0	\$0	n/a	0	0	n/a
Greene County	0	0	n/a	0	0	n/a	\$0	\$0	n/a	0	0	n/a
Louisa County	1	5	400.0%	2	0	-100.0%	\$537,500	\$0	-100.0%	0	5	n/a
Nelson County	36	15	-58.3%	18	10	-44.4%	\$270,000	\$252,000	-6.7%	40	29	-27.5%



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® Research Team

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.