

Albemarle County, VA

County · VA · Virginia

BALANCED MARKET

\$568K

MEDIAN SALE PRICE

+5.2%

1-YR CHANGE

1,700

SALES (12 MO)

\$539K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



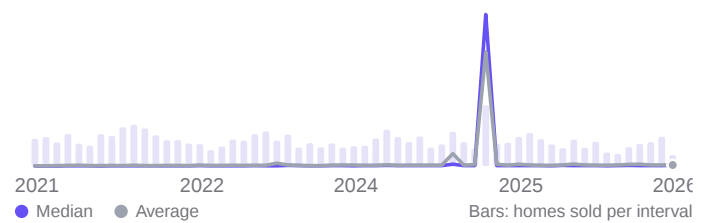
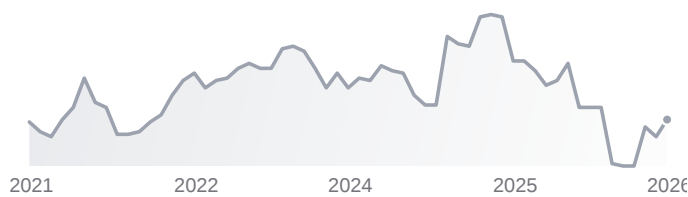
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

46 / 100

Sale prices

Median \$595K · Average \$752K



Growth (year over year)

Price +5.2% · Sales -29.9%

Price per square foot

\$298/ft²

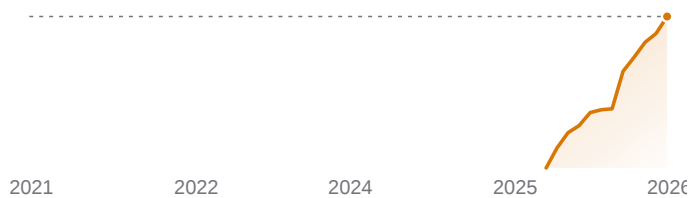


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

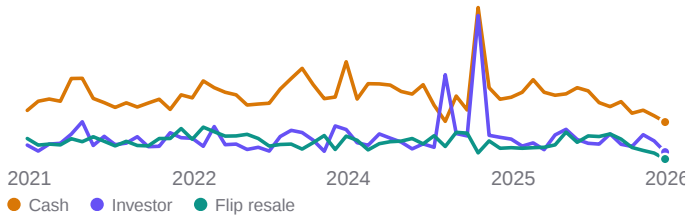
4.3%



BUYERS & OUTCOMES

Buyer mix

Cash 21% · Investor 3.8% · Flip resale 0%



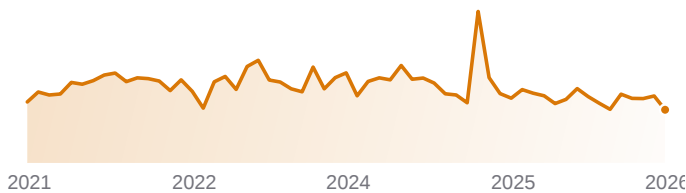
Sellers who sold at a gain

93%

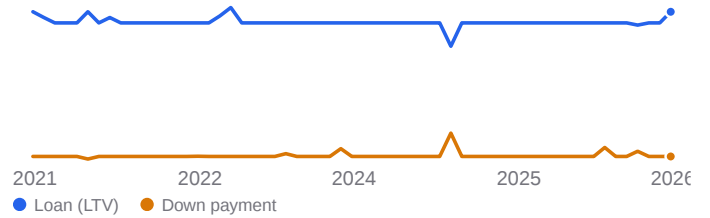


Median annualized return at resale

+4.4%

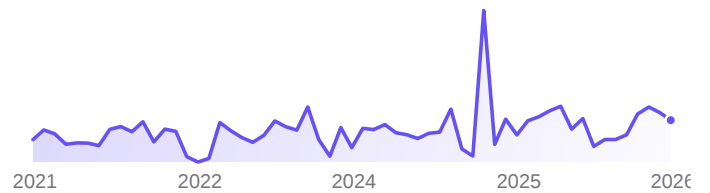


Financing (share of purchase price) Loan (LTV) 85% · Down payment 20%



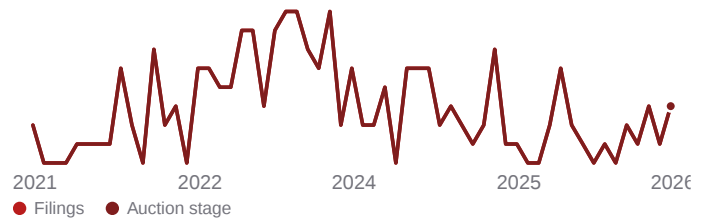
Typical hold before selling

5.0 yrs



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	39,589
Median value (AVM)	\$539K
Median size	1,870 ft²
Median bedrooms	3
Median year built	1991
Single family	90%
Condos	8.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.1%
Owner occupied	73%
Company owned	20%
Median loan-to-value	44%

Typical ownership tenure

12.6 yrs

COMMUNITY

Population	117,904
Density	164 / mi²
Median household income	\$97K
Average household income	\$137K
Crime index (US avg 100)	89
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	75
Homes occupied	93%
Bachelor's or higher	30%
Poverty rate	6.7%
Unemployment	0.7%
Average temp	56°F
Annual precip	46 in
Sunshine	63%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.