

Charlottesville 22902

ZIP code · VA · Virginia > Albemarle County > Charlottesville

BALANCED MARKET

\$482K

MEDIAN SALE PRICE

+0.8%

1-YR CHANGE

254

SALES (12 MO)

\$477K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100

Buyer's market

Balanced

Seller's market

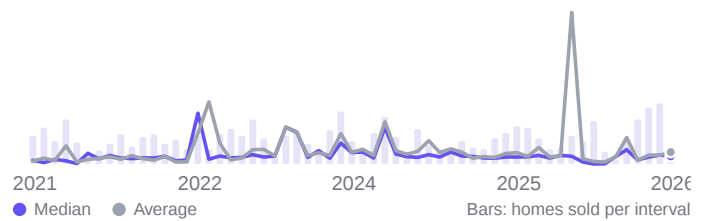
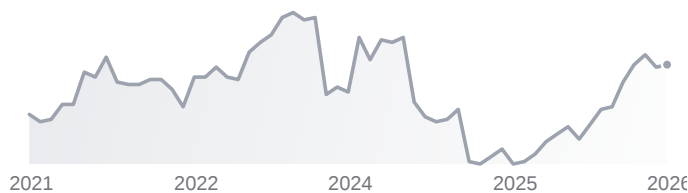
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$480K · Average \$553K

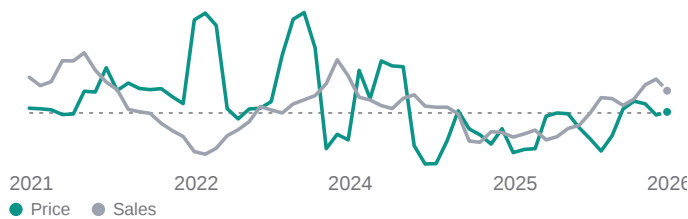


Growth (year over year)

Price +0.8% · Sales +17.1%

Price per square foot

\$320/ft²

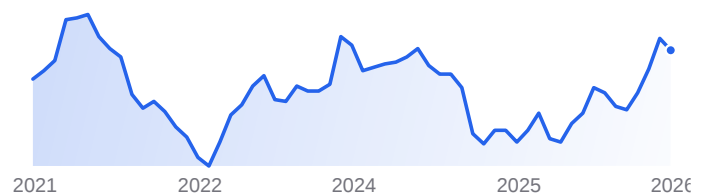


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

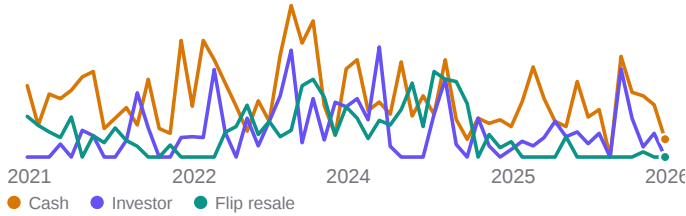
3.2%



BUYERS & OUTCOMES

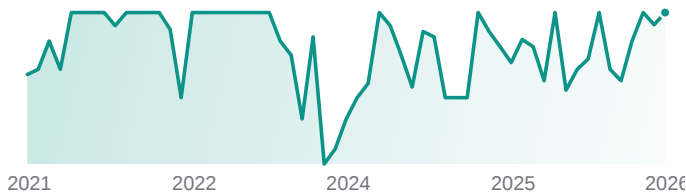
Buyer mix

Cash 8.3% · Investor 0% · Flip resale 0%



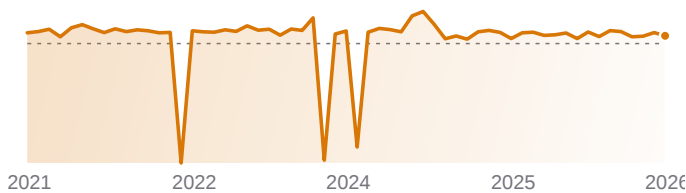
Sellers who sold at a gain

100%

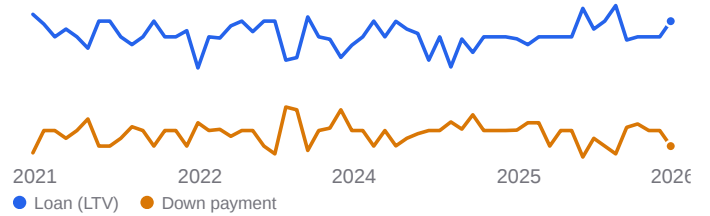


Median annualized return at resale

+4.1%

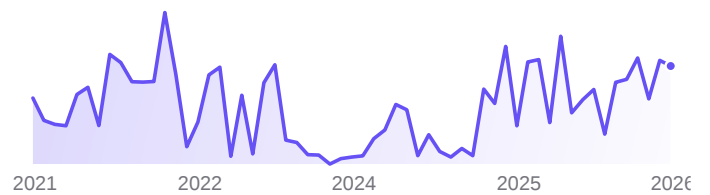


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



Typical hold before selling

4.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	7,833
Median value (AVM)	\$477K
Median size	1,496 ft²
Median bedrooms	3
Median year built	1984
Single family	87%
Condos	8.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	1.0%
Owner occupied	65%
Company owned	15%
Median loan-to-value	49%

Typical ownership tenure

11.9 yrs

COMMUNITY

Population	22,421
Density	330 / mi²
Median household income	\$81K
Average household income	\$114K
Crime index (US avg 100)	103
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	82
Homes occupied	93%
Bachelor's or higher	26%
Poverty rate	9.8%
Unemployment	0.8%
Average temp	56°F
Annual precip	45 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.