

# Charlottesville 22903

ZIP code · VA · Virginia > Albemarle County > Charlottesville

BUYER'S MARKET

**\$505K**

MEDIAN SALE PRICE

**-35.4%**

1-YR CHANGE

**240**

SALES (12 MO)

**\$537K**

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 25 / 100



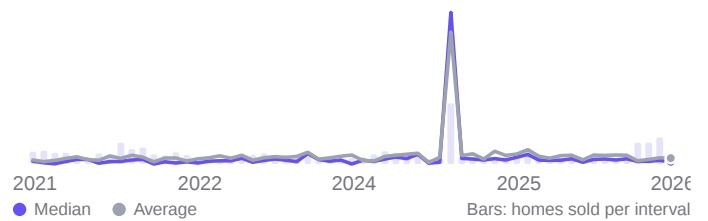
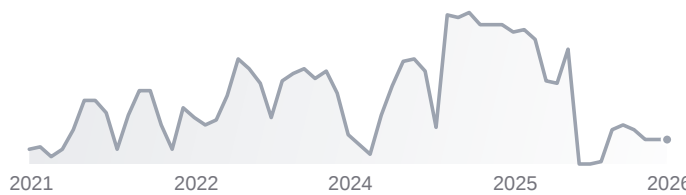
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

25 / 100

Sale prices

Median \$460K · Average \$713K

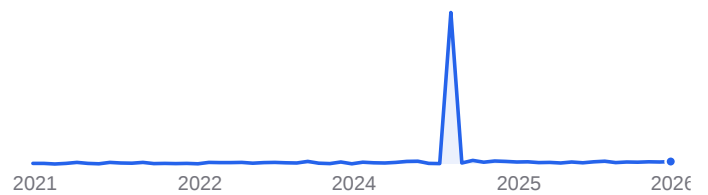
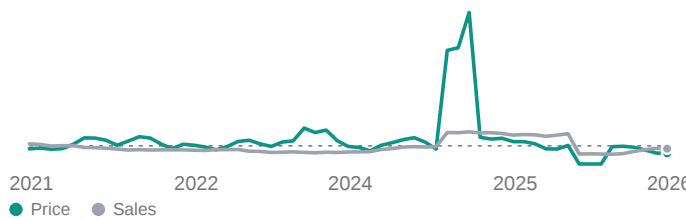


Growth (year over year)

Price -35.4% · Sales -13.0%

Price per square foot

\$382/ft²

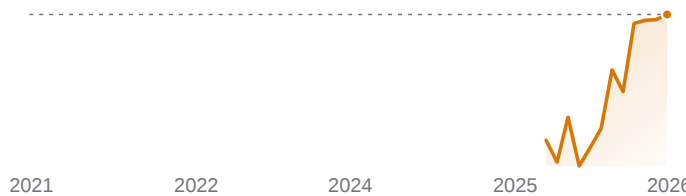


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

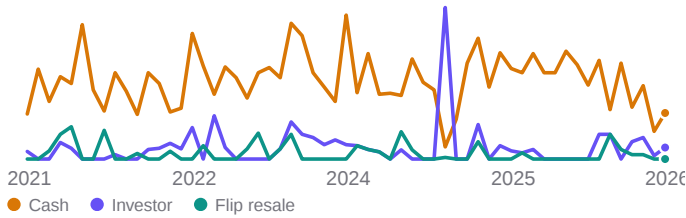
2.2%



## BUYERS & OUTCOMES

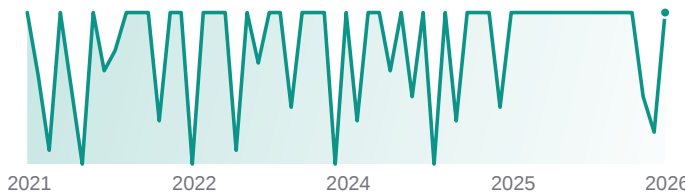
### Buyer mix

Cash 27% · Investor 6.7% · Flip resale 0%



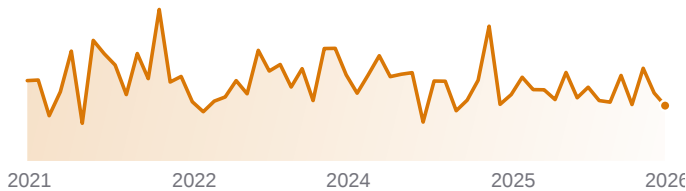
### Sellers who sold at a gain

100%

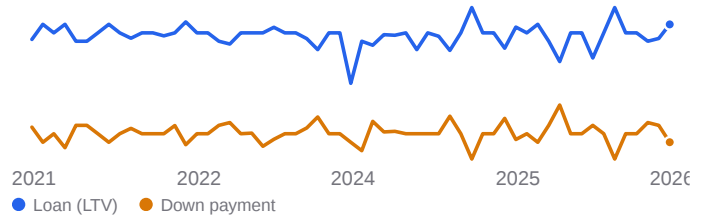


### Median annualized return at resale

+4.5%

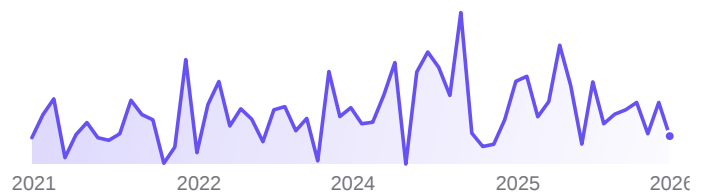


### Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



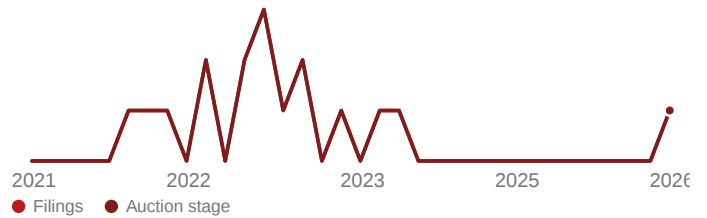
### Typical hold before selling

3.9 yrs



### Preforeclosure filings

Filings 2 · Auction stage 2



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 11,104    |
| Median value (AVM) | \$537K    |
| Median size        | 1,584 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1973      |
| Single family      | 76%       |
| Condos             | 17%       |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 65%  |
| Underwater (LTV 125% or more) | 1.1% |
| Owner occupied                | 58%  |
| Company owned                 | 24%  |
| Median loan-to-value          | 37%  |

Typical ownership tenure

**12.6 yrs**

## COMMUNITY

|                                  |                  |
|----------------------------------|------------------|
| Population                       | <b>46,926</b>    |
| Density                          | <b>650 / mi²</b> |
| Median household income          | <b>\$78K</b>     |
| Average household income         | <b>\$110K</b>    |
| Crime index (US avg 100)         | <b>94</b>        |
| Air pollution index (US avg 100) | <b>92</b>        |
| Earthquake index (US avg 100)    | <b>73</b>        |
| Homes occupied                   | <b>92%</b>       |
| Bachelor's or higher             | <b>28%</b>       |
| Poverty rate                     | <b>21.6%</b>     |
| Unemployment                     | <b>0.6%</b>      |
| Average temp                     | <b>56°F</b>      |
| Annual precip                    | <b>47 in</b>     |
| Sunshine                         | <b>63%</b>       |

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.