

The data in these gauges highlight activity for the first six months of 2011. Data for just the second quarter of 2011 is highlighted on the reverse side.

Mid-Year Market Highlights:

(References Charts below)

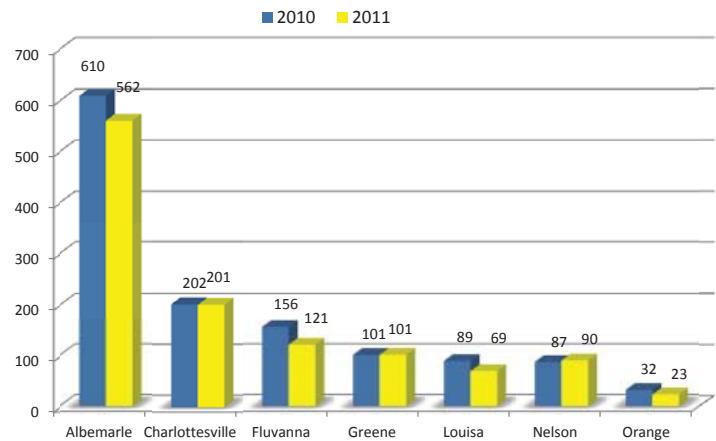
- Top three areas for sales in 2011 are Albemarle, Charlottesville and Fluvanna.
- The most affordable areas in our market remain Fluvanna, Louisa, and Orange.
- Overall sales are down by 5.9% year to date from 2010.

Quarterly Highlights:

(References Key Metrics on next page)

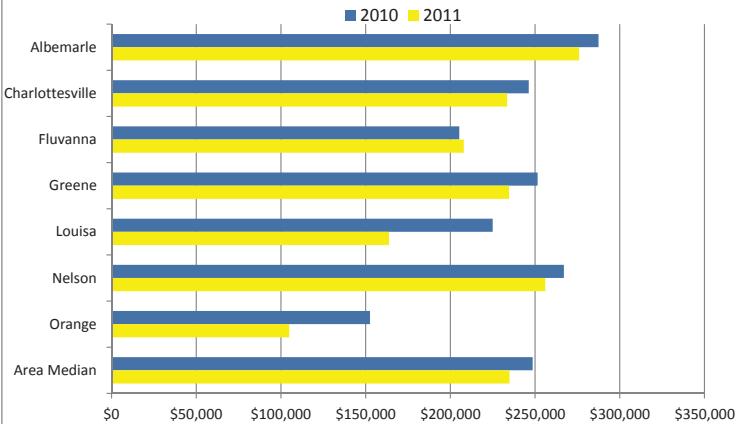
- Active inventory is down at 3,626 which is down nearly 6% year to date from 2010.
- Median sales price for the region is up 9.8% this quarter over last quarter from \$219,465 to \$241,000.
- Buyer activity in the second quarter is picking up, with Pending sales up 20.1% over first quarter, an increase from 758 to 910.
- The Days on Market (DOM) for homes decreased since the first quarter by 13.5% from 133 to 115 days on average.

Mid-Year Sales by County



This chart represents the number of closed sales for the first six months of 2011 for each locality noted.

Mid-Year Median Sales Price



Median sales price indicates the price at the middle of the market of properties that sold. Half of the homes sold were above that price and half were below.

The Bottom Line:

For the second half of 2011, pricing and property condition continue to rule the days ahead. While inventory levels continue to decrease, lagging consumer demand is tempering what would otherwise point to a pickup in sales. Now more than ever, it is vital that sellers work with a REALTOR® to prepare a Comparative Market Analysis (CMA) to price your property to sell. And if you are looking to buy, a REALTOR® can help you understand the current market and evaluate your options.

This 2011 Mid-Year Market Report is produced by the Charlottesville Area Association of REALTORS® using data from the CAAR MLS. For more information on this report or the real estate market, pick up a copy of the CAAR Real Estate Weekly, visit www.caar.com, or contact your REALTOR®.

See Reverse for More

CAAR 2011 Mid-Year Market Report

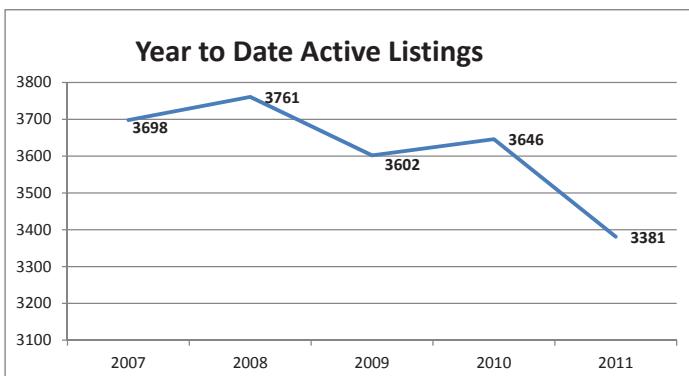
Comparing the local market year over year at the midpoint, we still have the remains of the first-time homebuyer's tax credit in this data, with an outsized number of sales in June 2010 as compared to June 2011. Even so, the market shows signs of slight improvement in the 2nd Quarter of 2011.

Inventory for the quarter continues on the decline and is 5.6% down for the same time last year and is down 7.3% year-to-date. Absorption is also improving with fewer new listings coming on the market, down 11.7% from 2,205 in the 2nd Quarter of 2010 to 1,909 in this quarter 2011. A verified market recovery still eludes prediction as demand remains in lock-step with pricing. Barbara McMurry, 2011 CAAR President cautions that, "There is still caution with predicting price stability and pace of sales until we reach what would be considered historically level inventory."

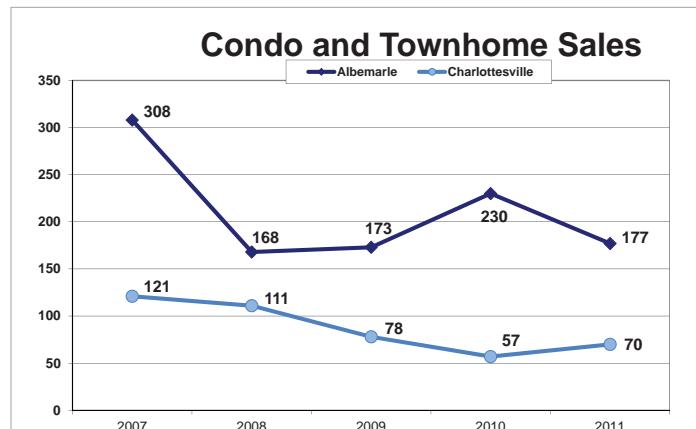
Currently, there are 3,626 homes on the market, compared to 3,843 at this time one year ago. 2011 CAAR President-Elect Brad Conner observes, "This continual float down of active inventory is continued progress toward what is considered a balanced, neither buyer's nor seller's advantaged, market of 2,000 to 2,500 listings." The median price of homes sold so far in 2011 is \$234,950, which is 5.5% less than the same period last year. The average Days on Market (DOM) of active listings is 115 days in the 2nd Quarter, down 13.5% from the 1st Quarter. For year-to-date that number is 122, slightly up from the 116 days in 2010.

For now, we will continue to watch the inventory of homes for sale and the number of short sales coming into our local market. If we see inventory levels continue to decline and the pace of foreclosures stays steady, it is logical, although not predictable, to see prices begin to inch upward. However, if inventory climbs again in the second half of the year, and our regional economy and access to loans proves difficult, we will continue to bump along with incremental increases and decreases month to month in the marketplace.

Key Metrics	Q2-2010	Q1-2011	Q2-2011	+/- YOY	+/- QOQ	YTD 2010	YTD 2011	+/-YTD
New Listings	2205	1,909	1946	-11.7%	1.9%	4251	3855	-9.3%
Pending Sales	893	758	910	1.9%	20.1%	1664	1668	0.2%
Closed Sales	986	519	849	-13.9%	63.6%	1454	1368	-5.9%
Days on Market Until Sale	107	133	115	6.8%	-13.5%	116	122	2.1%
Median Sales Price	\$253,250	\$219,465	\$241,000	-4.8%	9.8%	\$248,570	\$234,950	-5.5%
Average Sales Price	\$306,502	\$281,963	\$304,835	-0.5%	8.1%	\$299,378	\$293,399	-2.0%
Percent of Original List Price Received	93.6%	88.8%	90.4%	-3.5%	1.8%	92.0%	89.6%	-2.7%
Inventory Of Homes for Sale	3,843	3,084	3,626	-5.6%	17.6%	3,646	3,381	-7.3%



Active listings are those properties listed for sale in the CAAR MLS database.



For purposes of statistical relevance, the sale of attached homes is only reported in Charlottesville and Albemarle because few properties in this category are located in other counties, except the resort market in Nelson County.

Year to Date (thru June) Median Prices					
County	2007	2008	2009	2010	2011
Albemarle	\$309,900	\$310,733	\$281,580	\$287,467	\$275,975
Charlottesville	\$278,000	\$265,000	\$247,000	\$246,289	\$233,500
Fluvanna	\$253,000	\$250,000	\$199,950	\$205,250	\$207,900
Greene	\$291,300	\$258,750	\$253,500	\$251,500	\$234,675
Louisa	\$252,310	\$259,000	\$205,000	\$225,000	\$163,750
Nelson	\$293,500	\$300,000	\$280,000	\$267,000	\$256,000
Orange	\$285,000	\$232,350	\$161,400	\$152,577	\$104,900
Area Median	\$274,000	\$269,950	\$247,000	\$248,570	\$234,950

Median sales price indicates the price at the middle of the market of properties that sold. Half of the homes sold were above that price and half were below.

Average Days on Market (Year to Date)					
County	2007	2008	2009	2010	2011
Albemarle	91	114	107	109	118
Charlottesville	69	122	131	106	115
Fluvanna	86	128	129	88	119
Greene	94	93	92	117	105
Louisa	137	115	102	114	95
Nelson	113	163	159	161	169
Orange	111	142	152	130	108
Area Average	92	122	124	116	122

The Days on Market represent the number of days a property is on the market before it is sold.

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