

2007 Year-to-Date Home Sales

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept.	Oct	Nov	Dec	2007*
<u>Blue Ridge</u>													
Pending	163	170	184	206	191	192	174	148	136	127	119	103	
Sold	114	129	158	141	187	197	149	159	128	121	135	100	1,718
Days on Market - Sold	138	123	133	160	153	144	148	127	149	132	163	172	145
Average Price-Sold	287,136	277,624	308,200	294,161	299,717	279,575	308,492	311,307	283,513	280,062	275,648	276,259	291,223
Median Price-Sold	267,400	258,000	277,500	269,900	261,000	253,425	287,000	277,000	236,000	254,990	250,000	249,000	262,466
<u>Charlottesville</u>													
Pending	204	178	262	269	286	259	258	165	131	237	108	88	
Sold	283	201	310	297	394	480	339	352	245	234	214	210	3,559
Days on Market - Sold	111	110	110	109	82	78	86	90	102	115	104	119	98
Average Price-Sold													
Median Price - Sold	250,000	266,000	269,000	259,900	287,000	279,000	280,144	286,500	285,000	295,912	274,000	288,000	276,987
<u>Dan River Region</u>													
Pending	45	59	37	38	N/A	34	55	40	36	37	29	31	
Sold	61	78	97	79	93	101	109	87	71	63	71	54	964
Days on Market - Sold	167	179	171	195	162	135	155	156	147	150	162	145	160
Average Price-Sold	101,798	102,072	110,316	109,673	112,115	122,514	147,117	123,458	119,493	108,724	104,243	118,226	116,424
Median Price - Sold	83,000	75,250	95,000	89,900	N/A	101,000	115,000	111,500	93,000	82,000	80,000	92,250	85,183
<u>Dulles Area</u>													
Pending	509	436	551	459	498	461	433	352	260	335	320	282	
Sold	358	370	440	467	457	466	478	411	288	304	285	328	4,652
Days on Market - Sold	138	135	129	114	111	111	94	93	111	111	108	104	113
Average Price-Sold	556,878	486,292	513,066	498,610	513,949	503,933	509,846	511,280	536,883	489,228	497,246	473,366	507,689
Median Price - Sold	419,500	419,900	447,450	431,900	435,000	435,000	440,000	444,500	425,500	414,000	405,000	410,000	429,265
<u>Eastern Shore</u>													
Pending	N/A	38	46	30	40	42	N/A	57	39	35	33	30	
Sold	N/A	37	30	36	38	39	34	62	30	34	34	27	401
Days on Market - Sold	N/A	182	217	189	197	240	205	213	236	288	165	227	214
Average Price-Sold	N/A	221,662	220,791	304,662	215,295	234,387	205,000	228,471	210,780	554,744	250,641	315,370	265,516
Median Price-Sold	N/A	155,000	195,000	212,500	177,000	189,900	195,000	171,750	197,250	234,956	199,450	179,000	189,940
<u>Fredericksburg</u>													
Pending	382	388	462	416	461	359	383	311	256	271	213	200	
Sold	265	295	350	343	381	427	356	336	230	249	220	195	3,647
Days on Market - Sold	120	131	128	124	128	110	106	124	125	138	138	144	125
Average Price-Sold	342,101	335,422	333,386	328,780	348,021	347,141	343,724	329,710	338,830	326,920	323,801	306,564	335,450
Median Price - Sold	310,000	310,000	292,900	299,900	321,000	319,000	316,000	309,925	300,000	292,000	300,000	290,000	306,658
<u>Greater Piedmont</u>													
Pending	150	162	196	173	147	155	160	148	121	145	116	90	
Sold	101	117	163	136	139	155	144	128	101	119	110	105	1,518
Days on Market - Sold	148	127	135	152	140	164	140	171	160	155	174	161	152
Average Price-Sold	410,153	374,984	364,735	437,107	392,921	371,316	371,245	464,536	385,841	352,593	339,228	410,007	389,052
Median Price - Sold	355,000	315,000	320,000	300,000	330,000	335,000	319,950	330,000	295,000	295,000	282,500	340,000	318,480
<u>Harris'brg/Rock.</u>													
Pending	66	68	121	101	109	157	136	139	66	100	89	86	
Sold	65	64	114	105	102	152	142	147	64	97	94	101	1,247
Days on Market - Sold	184	177	167	192	177	166	147	152	179	125	143	161	162

Average Price-Sold	195,982	225,813	210,583	235,093	233,728	228,183	212,260	229,338	229,716	223,129	225,744	225,483	223,415
Median Price - Sold	177,500	210,000	191,000	184,900	190,750	199,613	187,863	210,000	200,000	209,900	196,500	197,000	196,502
<u>Lex./Buena Vista</u>													
Pending	9	12	15	21	23	27	4	14	26	23	17	12	
Sold	13	14	13	24	20	33	9	14	10	21	25	19	215
Days on Market - Sold	127	112	63	151	75	119	101	200	160	200	200	175	144
Average Price-Sold	297,576	386,160	250,000	107,080	350,000	303,132	350,000	376,000	250,000	190,000	300,000	350,000	284,428
Median Price - Sold	250,000	262,500	215,000	111,640	300,000	288,203	188,462	350,000	200,000	200,000	250,000	300,000	244,913
<u>Lynchburg</u>													
Pending	287	331	373	381	388	371	350	331	282	268	215	184	
Sold	160	202	251	249	263	290	252	268	203	214	190	162	2,704
Days on Market - Sold	185	80	101	99	115	72	124	104	93	103	93	104	104
Average Price-Sold	179,305	158,384	171,989	173,253	176,136	181,395	191,916	182,319	185,437	171,807	189,269	186,386	178,887
Median Price - Sold	130,000	123,750	135,000	148,900	144,900	155,500	150,000	158,000	154,900	132,900	145,000	158,000	145,391
<u>Martinsville/Henry/Patrick</u>													
Pending	35	32	32	42	46	29	38	90	69	20	17	62	
Sold	40	44	59	45	64	66	52	60	49	57	40	38	614
Days on Market - Sold	210	144	161	167	198	153	146	150	145	182	175	123	163
Average Price-Sold	110,997	125,043	99,620	128,266	103,200	125,981	102,770	127,871	91,760	100,045	99,794	133,870	112,060
Median Price - Sold	84,700	98,750	79,900	84,000	91,250	87,950	77,115	117,072	69,500	80,000	86,320	119,600	89,364
<u>Massanutten</u>													
Pending	12	17	24	19	17	N/A	28	15	11	19	21	3	
Sold	44	34	61	59	54	N/A	60	66	40	53	62	26	559
Days on Market - Sold	140	169	162	173	164	N/A	161	198		157	141	195	153
Average Price-Sold	235,009	232,603	223,352	229,007	256,159	N/A	247,038	245,036	257,590	218,222	214,752	254,674	236,167
Median Price - Sold	211,950	213,400	205,000	205,000	209,900	N/A	219,900	227,000	239,450	215,000	194,500	244,450	214,812
<u>Chesapeake Bay & Rivers</u>													
Pending	77	81	66	84	100	92	111	96	81	102	65	49	
Sold	98	82	83	88	110	131	119	121	92	80	79	66	1,149
Days on Market - Sold	162	179	132	157	170	171	150	162	166	141	154	175	160
Average Price-Sold	336,908	323,596	215,606	305,978	338,779	349,685	407,195	341,907	351,522	353,067	325,627	302,466	333,810
Median Price - Sold	237,875	255,856	199,900	237,000	249,950	275,000	270,000	242,500	219,115	272,000	265,000	255,500	249,302
<u>New River Valley</u>													
Pending	161	156	225	205	197	170	170	114	66	124	76	62	
Sold	110	113	132	162	211	253	211	192	147	125	107	68	1,831
Days on Market - Sold	90	83	86	75	75	66	67	82	79	81	75	79	77
Average Price-Sold	185,940	193,735	181,127	189,619	200,875	204,031	208,361	205,120	191,478	174,938	196,386	187,408	195,574
Median Price - Sold	159,925	160,000	158,750	163,250	169,000	175,000	175,500	177,475	161,000	156,450	164,900	169,619	167,403

Northern Neck													
Sold	26	39	45	35	53	66	57	62	49	36	43	23	534
Days on Market - Sold	172	203	172	173	192	188	193	186	179	193	199	173	186
Average Price-Sold	380,142	352,803	351,772	330,161	413,350	375,756	447,575	363,500	405,152	396,255	373,502	360,452	382,497
Northern Virginia													
Pending	1,841	1,669	2,093	1,948	2,043	1,854	1,680	1,374	1,127	1,232	1,136	943	
Sold	1,349	1,462	1,752	1,631	1,816	2,001	1,859	1,713	1,072	1,123	1,065	1,199	18,042
Days on Market - Sold	102	108	101	82	73	65	66	75	85	89	99	103	85
Average Price-Sold	523,506	504,943	532,517	529,943	549,197	569,826	554,274	556,574	529,278	520,829	513,930	543,970	538,463
Median Price - Sold	455,000	449,000	460,500	470,000	470,000	490,000	480,000	475,000	440,000	435,000	425,000	437,500	461,200
Prince William													
Pending	536	536	573	530	563	516	521	425	379	475	426	451	
Sold	426	405	471	477	489	511	470	461	348	364	388	408	5,218
Days on Market - Sold	126	129	135	121	115	106	109	126	126	129	136	143	124
Average Price-Sold	408,510	402,224	399,647	397,832	396,293	402,031	396,045	388,125	361,369	350,011	339,673	336,907	383,601
Median Price - Sold	375,450	365,000	370,000	360,000	365,000	375,000	354,450	362,500	335,000	325,125	310,000	309,945	352,479
Richmond Metro													
Pending	1,510	1,533	1,785	1,777	1,715	1,634	1,440	1,282	999	1,164	941	749	
Sold	837	993	1,369	1,284	1,470	1,582	1,436	1,247	1,007	929	908	896	13,958
Days on Market - Sold	65	58	57	56	54	56	N/A	N/A	59	N/A			
Median Price - Sold										216,000	224,000	225,000	
Average Price-Sold	259,955	262,629	264,682	277,711	281,685	296,568	292,755	298,800	262,128	299,816	264,064	299,464	281,139
Roanoke Valley													
Pending	431	458	567	474	573	512	526	463	396	432	310	253	
Sold	314	336	483	436	443	532	497	496	392	415	347	273	4,964
Days on Market - Sold	75	85	68	74	67	66	62	76	96	76	89	87	75
Average Price-Sold	211,446	204,783	191,334	204,218	220,720	220,573	208,083	221,092	234,261	212,363	208,331	224,302	213,204
Median Price - Sold	161,975	155,000	156,000	159,700	174,500	172,025	169,500	179,925	180,000	172,000	169,950	165,000	168,449
South Central													
Pending	188	82	96	116	113	108	109	90	80	80	81	82	
Sold	29	22	23	31	38	49	38	42	28	30	24	22	376
Days on Market - Sold	134	179	125	124	152	173	118	143	154	146	199	129	148
Average Price-Sold	148,744	143,105	152,274	177,884	163,112	183,597	161,150	173,871	147,201	178,808	176,658	147,080	165,055
Median Price - Sold	126,000	94,000	142,000	149,000	147,450	157,000	159,998	164,900	131,750	177,000	178,750	133,250	149,280
Southwest Virginia													
Pending	62	66	84	100	91	88	95	90	72	70	59	64	
Sold	63	73	75	84	114	111	106	141	84	116	96	64	1,127
Days on Market - Sold	121	154	158	140	139	165	149	140	146	160	133	177	148
Average Price-Sold	132,421	136,701	149,884	144,825	181,151	153,821	145,957	175,040	145,083	156,108	164,570	167,737	156,553
Median Price - Sold	97,500	105,000	123,500	137,000	145,000	136,000	118,250	129,700	120,000	139,062	132,500	148,750	129,084
Greater Augusta													
Pending	50	47	71	83	49	62	58	49	38	43	42	21	
Sold	61	99	101	123	118	176	136	123	97	91	88	64	1,277
Days on Market - Sold	118	125	125	131	136	122	122	118	121	133	116	125	124
Average Price-Sold	232,560	197,802	260,950	212,845	222,434	228,030	209,773	202,265	216,961	205,706	209,362	199,441	216,950
Hanpton/Roads/Peninsula													
Pending	2,069	2,133	2,360	2,141	2,399	1,843	2,080	1,733	1,410	1,530	1,367	929	
Sold	1,670	1,568	2,107	1,950	2,232	2,500	2,374	2,324	1,625	1,751	1,512	1,458	23,071

Days on Market - Sold	110	73	66	64	65	64	65	67	68	69	75	81	71
Average Price-Sold	273,156	274,512	271,339	273,306	281,603	291,869	290,405	287,445	278,705	289,315	282,732	278,648	281,746
Median Price - Sold	229,500	230,000	228,260	234,075	238,390	250,000	250,000	242,200	235,000	230,000	232,500	235,000	237,247

Williamsburg Area

Pending	153	164	209	224	234	218	179	176	123	165	91	93	
Sold	126	129	199	180	231	261	222	208	132	150	130	100	2,068
Days on Market - Sold	93	94	88	83	93	101	95	80	89	90	97	109	92
Average Price-Sold	351,151	312,446	354,512	330,025	327,780	354,921	351,415	337,409	351,993	320,920	352,614	352,302	341,741
Median Price - Sold	305,000	308,250	297,450	299,000	295,000	322,500	292,000	280,850	269,450	286,000	305,000	295,000	297,090

The number of pending sales denotes sale contracts signed during the specified month, according to information supplied by the area Multiple Listing Services, and may not denote each and every transaction that takes place. These contracts become "sold" at a later date, and not all pending contracts end up as "sold." Sold figures denote the number of single-family home sales transactions completed (closed) in the month. Figures provided by the Virginia Association of Realtors. All information is deemed reliable, but is not guaranteed.

*Year end totals calculated slightly differently than in prior years.