



1-Year Annual Action Plan Program Year 2025-26

for the

City of Charlottesville

and the

**Thomas Jefferson HOME
Consortium**

Adopted by:

The City Council of the City of Charlottesville on May 5, 2025

and the

The Commissioners of the Thomas Jefferson Planning District
Commission on May 1, 2025

Executive Summary

AP-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

The Consolidated Plan for 2023-2027 set forth an overall plan to support community development needs, including housing needs, in the Thomas Jefferson Planning District (TJPD) and in the City of Charlottesville. The Action Plan for FY 2025-2026 re-affirms the goals expressed in the region's Consolidated Plan. The Consolidated Plan is a five-year document that guides the specific activities developed annually through the Action Plan. Both the Consolidated Plan and the annual Action Plan guide the use of federal Community Development Block Grant (CDBG) funds received annually by the City of Charlottesville and the federal HOME funds received annually by the Thomas Jefferson HOME Consortium. Consortium members include the City of Charlottesville and the counties of Albemarle, Fluvanna, Greene, Louisa, and Nelson.

The member governments of the Thomas Jefferson Planning District agreed on an equal share basis of HOME funds available to each participating government (with towns included with their respective counties) with the exception of 15% of the total HOME funds, which are reserved for the Community Housing Development Organization (CHDO) set aside. The CHDO funds are rotated among the participating localities. The City of Charlottesville has been designated the lead agency for the HOME Consortium and the Thomas Jefferson Planning District Commission the designated Program Manager for the Consortium.

This Action Plan identifies specific activities to be undertaken with the funds during the program year from July 1, 2025 to June 30, 2026 as a means of fulfilling the goals stated in the Consolidated Plan. The objectives and outcomes of the Annual Action Plan are linked to the priority 5-Year Goals set forth in the Consolidated Plan.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

CDBG funding will be used to assist with job readiness or micro-entrepreneur supports for 30 individuals; to develop 3 units of affordable housing; to improve a group home for residents with intellectual disabilities; and to provide services to 35 individuals.

HOME funding will be used to provide 6 households with rental assistance, produce 11 new units of affordable housing, rehabilitate 24 low-income homeowner homes, and acquire 2 new units to secure them as affordable housing.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The CAPER outlines the outcomes from the 2023 Program Year. The HOME Consortium used HOME funding to develop 1 rental unit, 14 homeowner rehabilitation projects, and develop 6 units of homebuyer housing. \$5,000,000 of match funding was contributed to the Charlottesville Redevelopment and Housing Authority. The Consortium updated procedures and increased education within the Housing Directors meetings.

Using CDBG funding, the City of Charlottesville assisted 19 local businesses and micro-entrepreneurs, assisted 65 individuals in increasing job readiness, and funded supports for 258 individuals to transition from homelessness.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Citizen participation was a central component of the Consolidated Plan update, completed in 2023. This process established the goals and priorities for the Consolidated Plan, which continues to inform the annual Action Plans.

The following efforts were made to engage the public during the Consolidated Plan process:

- Over 39 meetings were held between December 2022 and April 2023.
- An online survey was conducted between February 7, 2023 and February 24, 2023. The survey's purpose was to identify and prioritize housing needs and economic development and community development needs for the TJPD region over the next five years, and also assisted in identifying impediments to fair housing choice. Translations were offered in Spanish, Farsi, and Swahili, based on consultation reports. Paper copies were provided upon request.
- Data was requested and provided by many organizations that provide services to the community. Current community plans were also advised during the process.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

One public comment was offered during the public comment period. This was from two Planning Commissioners on April 8, 2025. Commissioners suggested the possibility of addressing the issue of how spending caps for Public Services activities impacted the city's ability to fund worthwhile activities, especially if not all of an applicant's proposal fit under this category. That this should be addressed during pre-applications offered by city program staff each year. This should enable improved applications from potential developers and program implementing subrecipients.

6. Summary of comments or views not accepted and the reasons for not accepting them

City staff will implement the suggested concept during the next round of applications for CDBG and HOME funding.

7. Summary

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	CHARLOTTESVILLE	
CDBG Administrator	CHARLOTTESVILLE	City of Charlottesville
HOPWA Administrator		
HOME Administrator	CHARLOTTESVILLE	Thomas Jefferson Planning District Commission
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative

Consolidated Plan Public Contact Information

Anthony Warn, CDBG, City of Charlottesville: warna@charlottesville.gov

Laurie Jean Talun, HOME, TJPDC: ljalun@tjpd.org

AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

Several umbrella organizations in the region serve to bring together housing providers and human services and health agencies. The Blue Ridge Area Coalition for the Homeless (BRACH) is a non-profit organization that serves as the lead for the region’s Continuum of Care. The BRACH Governance Board includes housing providers, representatives from Departments of Social Services, and other human services and health agencies. The Housing Directors Council includes representatives from all HOME sub-recipients, including AHIP, Albemarle County Office of Housing, BRHD, City of Charlottesville staff, CRHA, FLHF, Habitat for Humanity, LEAP, NCCDF, PHA, and Skyline CAP.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The CoC, under the leadership of the Blue Ridge Area Coalition for the Homeless (BRACH), developed an updated Community Plan to End Homelessness in Our Region in 2019, to reflect current needs, changing federal funding priorities, and greater collaboration. At present, a new Community Plan is under development. Current goals include adopting a Housing First strategy, in its work to reach a functional end of homelessness and a system-wide focus on prioritizing the most vulnerable, chronically homeless households for all federally and locally-funded housing service assistance. BRACH is currently employing a strategic planning process and will have a new Community Plan for the CoC expected in July 2025.

BRACH works closely with The Haven, a day shelter that provides case management, rapid rehousing, and other services to the homeless population in the region. To address the needs of homeless families, our community offers Homelessness Prevention, Rapid Re-Housing services, and emergency shelter and/or hotel vouchers for immediate shelter needs. McKinney-Vento Coordinators in all the schools offer case management, and Families in Crisis, based in Albemarle, can offer short term hotel stays for families at risk of homelessness. Piedmont Housing Alliance and Legal Aid provide support around eviction prevention and intervention. Currently, there are 6 homeless individuals ages 18-24.

HOME funds will primarily be used to increase the affordable housing stock, and maintain the affordable housing stock that exists. CDBG funds will supplement other major fundraising efforts in our region to address the career and wealth building needs, mental health services, transportation, and other community development needs of our region.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction’s area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

BRACH was consulted several times in the development of the Consolidated Plan, and administrative staff attended several collaborative group meetings hosted by BRACH. The CoC Program Consolidated Application from 2019 provides additional guidance to all partners in CoC implementation. BRACH was consulted again in March of 2025.

BRACH consults with the Virginia Department of Housing and Community Development (DHCD) regularly to plan and allocate the best use of ESG funds. Once state ESG performance metrics are set in collaboration with sub-recipients, CoCs are required to submit quarterly ESG performance reports to DHCD for ongoing evaluation of local performance. BRACH provides annual homelessness data updates to each Consolidated Planning Jurisdiction in the service area for inclusion in each respective Consolidated Plan. The Thomas Jefferson Planning District Commission assists in the completion of each jurisdictions’ Consolidated Plan and they ensure that each plan contains updated data from BRACH.

2. Agencies, groups, organizations and others who participated in the process and consultations

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Blue Ridge Area Coalition for the Homeless (BRACH)
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Meeting with Shayla Washington on March 27, 2025.
2	Agency/Group/Organization	CHARLOTTESVILLE REDEVELOPMENT AND HOUSING AUTHORITY
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted by email in March of 2025.
3	Agency/Group/Organization	ALBEMARLE HOUSING IMPROVEMENT PROGRAM (AHIP)
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Attended consultation meeting on April 2, 2025.
4	Agency/Group/Organization	FLUVANNA / LOUISA HOUSING FOUNDATION
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Attended consultation meeting on April 2, 2025.
5	Agency/Group/Organization	NELSON COUNTY COMMUNITY DEVELOPMENT FOUNDATION
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Attended consultation meeting on April 2, 2025.
6	Agency/Group/Organization	SKYLINE CAP
	Agency/Group/Organization Type	Housing Services - Housing Services-Children
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Attended consultation meeting on April 2, 2025.

7	Agency/Group/Organization	HABITAT FOR HUMANITY OF GREATER CHARLOTTESVILLE
	Agency/Group/Organization Type	Housing Services - Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Meeting on January 31, 2025. Additional consultation by email.
8	Agency/Group/Organization	Charlottesville Area Association of Realtors
	Agency/Group/Organization Type	Services - Housing Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided data.

Identify any Agency Types not consulted and provide rationale for not consulting

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Blue Ridge Area Coalition for the Homeless	Emphasizing housing first strategies, making decisions based on data, increasing housing options

Table 3 – Other local / regional / federal planning efforts

Narrative

AP-12 Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

Citizen participation was a central component of the Consolidated Plan update, completed in 2023. This process established the goals and priorities for the Consolidated Plan, which continue to inform the annual Action Plans.

For this Action Plan, a draft for public comment was made available on April 14, 2025 for a 30-day public comment period. The Housing Directors Council provided additional input at their April 23, 2025 meeting.

A public hearing was held at the Thomas Jefferson Planning District Commission's (TJPDC's) regular meeting on May 1, 2025. The draft plan was posted on the TJPDC web site and an article on the availability of the plan was included in TJPDC's April News Brief, reaching an audience of approximately 1,200 people across the region. The Charlottesville City Council held public hearings on April 21 and May 5, 2025.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Hearing	Non-targeted/broad community	<p>We hosted two public hearings, and neither were attended by members of the public.</p> <p>Annual Action Plan 2025</p>	<p>Planning Commissioners provided comment. One public comment was offered during the public comment period. This was from two Planning Commissioners on April 8, 2025. Commissioners suggested the possibility of addressing the issue of how spending caps for Public Services activities impacted the city's ability to fund worthwhile activities, especially if not all of an applicant's proposal fit under this category. That this should be addressed during pre-applications offered by</p>	No comments were not accepted.	

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	445,452.00	0.00	0.00	445,452.00	1,196,420.00	The expected annual allocation for year one is based on the base year allocation. Expected amount for remainder of plan assumes allocations and program income will remain stable for the remaining years

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	687,009.06	75,198.00	3,553,952.57	4,316,159.63	5,690,177.00	The expected annual allocation for year one is based on the base year allocation. Expected amount for remainder of plan assumes allocations and program income will remain stable for the remaining years

Table 2 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City of Charlottesville provides on an annual basis several sources of local revenue funds to support activities similar to those supported by our CDBG and HOME programs, including but not limited to: Charlottesville Affordable Housing Fund (“CAHF”), a component of the City Council’s commitment to allocate at least \$10MM or affordable housing programs throughout the city; the Housing Operations and Supports Program (“HOPS”); and the Vibrant Communities Fund (“VCF”). Many of the activities funded through these programs are designed to meet the same or similar needs as of those funded through our CDBG and HOME programs.

In addition, the City partners with many third-party organizations to support these programs, including but not limited to: the Center for Nonprofit Excellence; the Charlottesville Area Community Foundation; the Bama Works Fund set up by the Dave Matthews Band; the Rivanna Trails Foundation, and many more.

The City of Charlottesville also provides on behalf of the partner member counties of the HOME Consortium the required local match for HOME allocations, primarily through affordable housing projects funded through the Charlottesville Affordable Housing Fund (“CAHF”) or direct appropriations of local general funds. Examples of these projects include: critical and emergency repairs to homes of low- and moderate-income homeowners through the Albemarle Home Improvement Program (“AHIP”) and Community Services Housing (“CSH”); acquisition of naturally-occurring affordable housing through a partnership with Habitat for Humanity of Greater Charlottesville (“Habitat”) and the Piedmont Community Land Trust (“PCLT”); and the construction and revitalization of several publicly-supported affordable housing projects throughout the city by community partners like the Piedmont Housing Alliance (“PHA”).

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

In recent years, the City of Charlottesville has supported the acquisition of significant parcels of land to support the development of new affordable homeownership opportunities and the rehabilitation and preservation of affordable rental opportunities.

In but one example, the City partnered with the Charlottesville Housing and Redevelopment Authority (“CRHA”) to purchase a sizeable portfolio of rental properties from a private management company so as to preserve these as affordable rental units. Often referred to as the “Dogwood Portfolio,” these properties are now currently undergoing major rehabilitation funded in part by city appropriations, CRHA rent revenues and a one-time allocation of CDBG funds, thereby ensuring these units as improved long-term affordable rental opportunities.

The City also partnered with Piedmont Housing Alliance (PHA), Habitat and PCLT to fund the acquisition of the Carlton Mobile Home Park, a privately-owned mobile home park within the city, so as to prevent the property from being sold to private developers. This bold, innovative partnership prevented the displacement of some 60 families and paves the way for the redevelopment of the site into as many as 180 new affordable housing units, with displacement protections in place for all current park residents. PHA has assumed the real role in this development and is currently working with residents of the park to develop a comprehensive plan to redevelop the land. The cost of the acquisition was \$8.7 million.

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Expand the affordable housing stock	2023	2027	Affordable Housing	City of Charlottesville Fluvanna County Louisa County Greene County	Affordable Housing - Rental Affordable Housing - Ownership		Rental units constructed: 10 Household Housing Unit Homeowner Housing Added: 2 Household Housing Unit
2	Preserve existing supply of affordable housing	2023	2027	Affordable Housing	City of Charlottesville Albemarle County Fluvanna County Louisa County Nelson County	Homelessness and Risk of Homelessness Affordable Housing - Ownership		Homeowner Housing Rehabilitated: 24 Household Housing Unit
3	Ensure housing access for low income residents	2023	2027	Affordable Housing	City of Charlottesville	Affordable Housing - Rental Homelessness and Risk of Homelessness Affordable Housing - Ownership		Direct Financial Assistance to Homebuyers: 2 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 6 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Strengthen living environment & expand opps	2024	2027	Non-Homeless Special Needs Non-Housing Community Development	City of Charlottesville	Affordable Housing - Rental Business Development Transportation and Infrastructure Improvements		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1 Persons Assisted Tenant-based rental assistance / Rapid Rehousing: 4 Households Assisted Jobs created/retained: 13 Jobs Businesses assisted: 8 Businesses Assisted Housing for Homeless added: 10 Household Housing Unit

Table 3 – Goals Summary

Goal Descriptions

1	Goal Name	Expand the affordable housing stock
	Goal Description	Activities will include construction or purchase of affordable rental units, and construction of homeowner housing for low-to moderate-income homebuyers, with a priority for beneficiaries with incomes below 60% of AMI. Production of units can include purchase and repair of existing units. Priority will be on rental housing, in response to the needs assessment. 10 rental units will be under development this program year, along with two homebuyer units.

2	Goal Name	Preserve existing supply of affordable housing
	Goal Description	Activities will include the rehabilitation of homes owned by low- to moderate-income homeowners, and rehabilitation of rental units . Addition of accessibility features for people with disabilities is an allowable activity, as are emergency repairs. All localities except Greene County will engage in homeowner rehabilitation. We anticipate completing 24 homeowner rehabilitation activities this program year.
3	Goal Name	Ensure housing access for low income residents
	Goal Description	Activities will include homebuyer Down Payment Assistance , and TBRA when appropriate. The City of Charlottesville will oversee the provision of down payment assistance for 2 households, and tenant based rental assistance for 6 households.
4	Goal Name	Strengthen living environment & expand opps
	Goal Description	<ul style="list-style-type: none"> • Assist in urgent repairs to a local group home for residents with serve physical and intellectual disabilities (03B; goal = 1) • Reduce barriers to access in public facilities (03; goal = 1) • Support job/workforce and literacy readiness activities (05H; goal = 10) • Support local microenterprise/entrepreneurs through partnership with local CDFI (18C; goal = 5) • Preserve and enhance affordable homeownership opportunities through partnership with established home-repair nonprofit (14A; goal = 6)

AP-35 Projects - 91.420, 91.220(d)

Introduction

The following projects are planned to be initiated within the following fiscal year, in order to achieve the goals previously stated in the Action Plan with available resources through the HOME and CDBG programs.

#	Project Name
1	HOME Administration
2	HOME Albemarle Rehabilitation AHIP
3	HOME Cville Homebuyer
4	HOME Cville Rehabilitation
5	HOME Cville Down Payment
6	HOME Cville TBRA
7	HOME Fluvanna Rental FLHF
8	HOME Fluvanna Rehab FLHF
9	HOME Louisa Rental FLHF
10	HOME Louisa Homebuyer FLHF
11	HOME Louisa Rehab FLHF
12	HOME Nelson Rehab NCCDF
13	HOME Greene Rental Skyline CAP
14	CDBG Economic Development
15	CDBG Affordable Housing
16	CDBG Public Facilities and Infrastructure
17	CDBG Public Services
18	CDBG Administration

Table 4 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Comprehensive local planning and community needs assessments strongly indicate the program areas listed above as high priorities for the region, with the need for further economic development opportunities for the city's low- and moderate-income (LMI) residents and a desperate need for more affordable housing opportunities (both homeownership and rental) among the highest priorities. As in the past, limited financial resources available to support these activities is one of the most significant and persistent of challenges.

While the final funding recommendations of the city's CDBG/HOME Taskforce have not been approved by the elected City Council, the city anticipates funding for each program category to be (based on PY24 funding levels) approximately: \$75,000 to support two (2) economic development activities; \$20,500 to

support one (1) public facilities and infrastructure activity; \$65,793 to support three (3) public services activities; \$140,000 to support critical and emergency homeowner rehabilitation activities; and additional funding to support programmatic planning and administration.

To meet this challenge, the city has expanded its personnel dedicated to seeking additional funding sources for these priorities, such as through targeted grant writing and expanded technical assistance to area nonprofits, as well as following through on a commitment by our City Council to allocate no less than \$10 million annually to support affordable housing activities.

AP-38 Project Summary
Project Summary Information

1	Project Name	HOME Administration
	Target Area	City of Charlottesville Albemarle County Fluvanna County Louisa County Greene County Nelson County
	Goals Supported	Expand the affordable housing stock Preserve existing supply of affordable housing Ensure housing access for low income residents
	Needs Addressed	Affordable Housing - Rental Affordable Housing - Ownership Homelessness and Risk of Homelessness
	Funding	:
	Description	TJPDC will administer HOME funding to developers and non-profits who will provide services.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	24 households will benefit.
	Location Description	TJPDC serves the entire Consortium region.
	Planned Activities	All HOME funded activities are included.
2	Project Name	HOME Albemarle Rehabilitation AHIP
	Target Area	Albemarle County
	Goals Supported	Preserve existing supply of affordable housing
	Needs Addressed	Affordable Housing - Ownership
	Funding	:
	Description	AHIP will complete 4 homeowner rehabilitations.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	4 households
	Location Description	Albemarle County
	Planned Activities	4 households will receive homeowner rehabilitation

3	Project Name	HOME Cville Homebuyer
	Target Area	City of Charlottesville
	Goals Supported	Expand the affordable housing stock Ensure housing access for low income residents
	Needs Addressed	Affordable Housing - Ownership
	Funding	:
	Description	The City will award a subgrant for the development of 1 homebuyer unit
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	1 household
	Location Description	City of Charlottesville
	Planned Activities	
4	Project Name	HOME Cville Rehabilitation
	Target Area	City of Charlottesville
	Goals Supported	Preserve existing supply of affordable housing
	Needs Addressed	Affordable Housing - Ownership
	Funding	:
	Description	The City will award a subgrant for 10 homeowner rehabilitations
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	10 households will receive rehabilitation support
	Location Description	
	Planned Activities	
5	Project Name	HOME Cville Down Payment
	Target Area	City of Charlottesville
	Goals Supported	Ensure housing access for low income residents
	Needs Addressed	Affordable Housing - Ownership
	Funding	:

	Description	The City will award a subgrant for the delivery of 2 down payment assistance
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	2 households
	Location Description	
	Planned Activities	
6	Project Name	HOME Cville TBRA
	Target Area	City of Charlottesville
	Goals Supported	Ensure housing access for low income residents
	Needs Addressed	Affordable Housing - Rental
	Funding	:
	Description	The City will administer tenant-based rental assistance to 6 households
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	6 households
	Location Description	
	Planned Activities	
7	Project Name	HOME Fluvanna Rental FLHF
	Target Area	Fluvanna County
	Goals Supported	Expand the affordable housing stock
	Needs Addressed	Affordable Housing - Rental
	Funding	:
	Description	FLHF will develop 2 rental units in Fluvanna
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	2 households
	Location Description	

	Planned Activities	
8	Project Name	HOME Fluvanna Rehab FLHF
	Target Area	Fluvanna County
	Goals Supported	Preserve existing supply of affordable housing
	Needs Addressed	Affordable Housing - Ownership
	Funding	:
	Description	FLHF will provide one homeowner rehabilitation in Fluvanna
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
9	Project Name	HOME Louisa Rental FLHF
	Target Area	Louisa County
	Goals Supported	Expand the affordable housing stock
	Needs Addressed	Affordable Housing - Rental
	Funding	:
	Description	FLHF will develop 7 rental units in Louisa
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
10	Project Name	HOME Louisa Homebuyer FLHF
	Target Area	Louisa County
	Goals Supported	Expand the affordable housing stock
	Needs Addressed	Affordable Housing - Ownership
	Funding	:

	Description	FLHF will develop 1 homebuyer unit in Louisa
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
11	Project Name	HOME Louisa Rehab FLHF
	Target Area	Louisa County
	Goals Supported	Preserve existing supply of affordable housing
	Needs Addressed	Affordable Housing - Ownership
	Funding	:
	Description	FLHF will provide one homeowner rehabilitation in Louisa
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
12	Project Name	HOME Nelson Rehab NCCDF
	Target Area	Nelson County
	Goals Supported	Preserve existing supply of affordable housing Ensure housing access for low income residents
	Needs Addressed	Affordable Housing - Ownership Homelessness and Risk of Homelessness
	Funding	:
	Description	NCCDF will deliver 8 homeowner rehabilitations
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	8 households

	Location Description	
	Planned Activities	
13	Project Name	HOME Greene Rental Skyline CAP
	Target Area	Greene County
	Goals Supported	Expand the affordable housing stock Preserve existing supply of affordable housing Ensure housing access for low income residents
	Needs Addressed	Affordable Housing - Rental
	Funding	:
	Description	Skyline CAP will purchase one unit for low-income rental in Greene County
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
	14	Project Name
Target Area		
Goals Supported		Strengthen living environment & expand opps
Needs Addressed		Business Development Workforce Development and Job Placement
Funding		:
Description		Job readiness and microentrepreneur supports
Target Date		6/30/2026
Estimate the number and type of families that will benefit from the proposed activities		20+ LMI individuals will be assisted
Location Description		Charlottesville nonprofits: <ul style="list-style-type: none"> • CIC • LVCA

	Planned Activities	Literacy and workforce training; microentrepreneur trainings with the potential for grants/loans
15	Project Name	CDBG Affordable Housing
	Target Area	City of Charlottesville
	Goals Supported	Preserve existing supply of affordable housing Ensure housing access for low income residents
	Needs Addressed	Affordable Housing - Ownership
	Funding	:
	Description	Affordable housing new construction
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Critical and emergency repairs for 3-5+ households
	Location Description	
	Planned Activities	
16	Project Name	CDBG Public Facilities and Infrastructure
	Target Area	City of Charlottesville
	Goals Supported	Ensure housing access for low income residents Strengthen living environment & expand opps
	Needs Addressed	Homelessness and Risk of Homelessness Mental Health and Substance Abuse Services Transportation and Infrastructure Improvements
	Funding	:
	Description	Infrastructure improvements to a group home for residents with profound intellectual disabilities
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	5+ city residents with severe cognitive impairments living in a communal group home
	Location Description	Arc of the Piedmont's Shamrock Group Home
	Planned Activities	Critical renovations to deteriorated showers in communal group home for adults with severe cognitive impairments

17	Project Name	CDBG Public Services
	Target Area	City of Charlottesville
	Goals Supported	Strengthen living environment & expand opps
	Needs Addressed	Homelessness and Risk of Homelessness Mental Health and Substance Abuse Services
	Funding	:
	Description	LMI benefit services
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	15+
	Location Description	Multiple: PHA, PHAR & The Haven shelter for adults experiencing homelessness
	Planned Activities	Education and financial development
18	Project Name	CDBG Administration
	Target Area	City of Charlottesville
	Goals Supported	Strengthen living environment & expand opps
	Needs Addressed	Homelessness and Risk of Homelessness Mental Health and Substance Abuse Services Business Development Workforce Development and Job Placement Transportation and Infrastructure Improvements
	Funding	CDBG: \$143,134.20
	Description	
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

HOME funds will be distributed throughout the entire planning district, which includes the Counties of Albemarle, Greene, Fluvanna, Louisa, and Nelson and the City of Charlottesville. The CHDO project is assigned to localities on a rotating basis, based on an established rotation schedule. Remaining HOME project funds available are allocated to the six localities in equal amounts. Each locality retains its own Program Income, so amounts vary among the localities.

HUD recognizes the City of Charlottesville as an entitlement community under the CDBG program and is, therefore, the sole recipient of CDBG funds.

Geographic Distribution

Target Area	Percentage of Funds
City of Charlottesville	14
Albemarle County	14
Fluvanna County	14
Louisa County	14
Greene County	30
Nelson County	14
Fifeville	
10th and Page	
Ridge	

Table 5 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Each of the six localities in the HOME Consortium is allocated an equal share of EN funds. Charlottesville is an entitlement community and receives all CDBG funds.

The CHDO project is assigned on a rotating basis among the six localities. For PY25, Greene County will receive the CHDO set aside funds. Each HOME subrecipient retains their own program income. So, these amounts vary by locality.

In recognition of the fact that low- and moderate-income residents are increasingly less concentrated in specific neighborhoods, the City has increasingly sought to invest its CDBG funds in programs that are aimed at either a citywide benefit and/or that are aimed at providing maximum benefits to residents at the lower ends of the income spectrum. For example, the City recently supported a significant

investment of CDBG funds into infrastructure improvements at the local distribution center for the Blue Ridge Area Food Bank network which, while not specifically located within a high-poverty neighborhood, provides immeasurable benefits to food pantries, food kitchens and other food programs throughout the city and into neighboring counties. The city also supports investment of CDBG funds into programs aimed at supporting LMI residents at the lower end of the income spectrum (60% LMI or lower) regardless of where they live within the city, as exemplified by recent investments of CDBG funds to support critical and emergency home repairs, literacy tutoring programs for non-English proficient adults, and subsidizing tuition fees for income-eligible residents so they can participate in microentrepreneur training programs offered by a local CDFI, among others.

Discussion

Affordable Housing

AP-55 Affordable Housing - 91.420, 91.220(g)

Introduction

HOME activities are carried out through non-profit housing foundations in the region: Albemarle Housing Improvement Program (serving the City of Charlottesville and Albemarle County), Piedmont Housing Alliance (serving the City), Habitat for Humanity (serving the City and Fluvanna), the Fluvanna/Louisa Housing Foundation (serving Fluvanna and Louisa Counties), the Nelson County Community Development Foundation, and Skyline CAP (serving Greene County). The Consortium will be using all of its HOME funds to further affordable housing activities such as development of affordable rental units and homeowner rehabilitation.

CDBG funds are predominantly used for public services and economic development activities. Each year, the City of Charlottesville releases Requests for Proposals and selects multiple service delivery subrecipients to complete the activities that are in line with the Consolidated Plan.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	43
Special-Needs	0
Total	43

Table 6 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	6
The Production of New Units	11
Rehab of Existing Units	24
Acquisition of Existing Units	2
Total	43

Table 7 - One Year Goals for Affordable Housing by Support Type

Discussion

AP-60 Public Housing - 91.420, 91.220(h)

Introduction

The Charlottesville Redevelopment and Housing Authority (CRHA) is the Public Housing Authority for the City of Charlottesville.

Public housing is owned and operated by CRHA and all units are contained within the City limits of Charlottesville.

This section outlines plans to provide this resource and improve the current stock of housing.

Actions planned during the next year to address the needs to public housing

CRHA anticipates submitting a Mixed Finance Development application for the Sixth Street (AMP 3) development. They will develop between 40-45 units on the site with a mixture of 1–3- bedroom units. The CRHA, the resident planners that live on the site and the Public Housing Association of Residents (PHAR) are currently planning the redevelopment. CRHA anticipates submitting the Mixed-Finance and Demolition/ Disposition application in mid-July, 2023.

The CRHA plans to build upon partnerships with the RAB/RC and other stakeholders to continue the implementation of public housing redevelopment. In the current Fiscal Year, CRHA anticipates that these activities will include redevelopment planning, community engagement, environmental study/ survey, Demolition/ Disposition submittal and approval, site plan development and approval, permitting of construction activities, construction and related activities. To enhance its redevelopment prospects, CRHA will also consider pursuing acquisition of new properties for its portfolio if any such opportunities arise. The unit breakout in the application is below.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The CRHA five year plan includes the following goals related to residents involvement and homeownership opportunities:

Encourage Homeownership Opportunities:

Foster the participation of at least 2-5 families in CRHA and/or Partner Homeownership Training. Continue the process of building a CRHA Homeownership Program. Continue to build partnerships with local agencies to support our families. Assist HUD-Assisted Renters to Become Homeowners: Use redevelopment opportunities through public housing redevelopment; community partnerships; and the Housing Authorities Preservation of Naturally Occurring Affordable Housing (P-NOAH) program to create up to 5 homeownership opportunities per year. Continue to pursue funding to support homeownership

efforts. Continue to support opportunities for our staff who qualify for our Economic Opportunity Programs to advance in their career path and have opportunities for homeownership. Work to build an endowment to support homeownership efforts for our community. Provide up to 5 opportunities to utilize the Housing Choice Voucher program to create homeownership vouchers per year. Continue to build relationships with local lending institutions. Promote initiatives that encourage healthy living and lifestyle. Continue to provide space for Self-Determined Community Programs to provide or obtain partnerships to provide supportive services to increase the lifestyle and economic independence of residential families, youth, the elderly, and families with disabled family members.

In partnership with Residents, Expand and Enhance Resident Engagement Opportunities: Partner with residents as equal partners in success of neighborhoods. This includes inviting more resident involvement in maintenance and agency operations planning. CRHA continues to strive to hire more residents as opportunities become available in the agency. This goal and all others will be expanded on with the new annual and five-year plan goals. The CRHA board has appointed a member to partner with staff to hold weekly Maintenance committee meetings to hear feedback from residents. The Maintenance Committee meetings are attended by the Public Housing Association of Resident staff, residents, and CRHA management staff from the Housing, Maintenance and Central Office. Though the grant has been successfully completed, CRHA continues to participate with the Project Management Team (PMT)'s tri-party (CityCRHA-PHAR) collaboration to improve partnership and communication.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

CRHA is not designated as troubled.

Discussion

AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)

Introduction

The annual Homeless Strategy is derived from the revised Community Plan to End Homelessness, led by the Blue Ridge Area Coalition for the Homeless (BRACH).

Guiding principles identified in the revised plan include a) focusing on the most vulnerable homeless population, b) adopting and implementing housing first strategies, c) using best practices, d) making decisions based on community-level data, e) advocating for a broad and effective system of care beyond housing and homelessness services, f) increasing housing options for the very poor and people with barriers, and g) providing strong regional leadership.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

BRACH, along with its partner organizations, is primarily responsible for outreach to homeless persons. McKinney Vento Coordinators are primarily responsible for identifying and providing case management for families with children who are at risk for or experiencing homelessness.

BRACH partners closely with TJPDC, the City of Charlottesville, and other subrecipients of HOME and CDBG funds.

Coordinated Entry and the Homeless Information Line (HIL):

The Coordinated Entry team operates a phone line called the Homeless Information Line which is the primary point of entry to homelessness services in the region. Callers are screened by HIL officers and diverted to other resources as appropriate, or given an intake at The Haven if eligible. BRACH is currently hiring an outreach coordinator that will work in the rural areas of the region. The City of Charlottesville is also in the process of hiring a Homelessness Coordinator along with two outreach positions.

Addressing the emergency shelter and transitional housing needs of homeless persons

Emergency shelter is provided by PACEM and Salvation Army. Transitional housing is provided by MACAA and Support Works. As documented in the Needs Assessment and Market Analysis in the 2023 Consolidated Plan, emergency shelters are currently providing for the primary needs of homeless individuals. However, the number of homeless families is increasing, and the plan calls for increased resources to meet these changing needs. Transitional housing needs have been met predominantly through rapid rehousing (RRH) programs, but the need for more support is clear due to the number of recipients who need further support after the two year RRH support ends.

The CoC is seeking additional funding to expand opportunities in the community. One transitional home is currently in operation, one by the Monticello Area Community Action Agency (MACAA) called Hope House, which contains 4 units for families with children. New transitional housing is under development, which is expected to yield 7 units for families with children.

City staff and non-profit service providers have been meeting with partners in a nearby city, Harrisonburg, to better understand their new model for emergency shelter, and explore adopting similar methods to more thoroughly address the increasing need.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Integrating housing opportunities with ongoing case management support has been identified as a priority for this CoC. Funding support for housing-focused supportive services has been requested from local funders in order to improve this community's capacity to provide housing stabilization services.

With the support of a Community Case Review process, we work to build a pathway from shelters or street to stable housing and build an inventory of participating landlords. Community Case Review identifies opportunities for Permanent Supportive Housing for chronically homeless individuals and provides rapid rehousing. A focus has been on creating new Permanent Supportive Housing opportunities for people experiencing homelessness. Support Works Housing is developing new units at Vista 29 in Albemarle County. The Haven provides support identifying independent living options.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The Piedmont Housing Alliance (PHA) provides case management and court navigation to prevent evictions within the City of Charlottesville and Albemarle County.

Prevention strategies include interventions immediately prior to homelessness occurring, adequate case management during the transition out of homelessness to prevent relapse, and support during a discharge from institutional housing. The Haven receives state homelessness prevention funding, which is administered through the HIL hotline. The City of Charlottesville and Albemarle County each have

emergency funds that are used to prevent homelessness, called PATHWAYS and ACERP, respectively.

The Rapid Rehousing program, funded through BRACH and distributed to The Haven, prioritizes chronically homeless individuals, including the funds being sought to substantially expand it, includes a prevention component. This will allow organizations such as Support Works Housing, The Haven, and PACEM to identify at-risk households to avoid an experience of homelessness.

The Jefferson Area OAR have been trained to assist their clients with securing SSI/SSDI support rapidly to have sufficient income to prevent recidivism, and this form of counseling will be practiced over the following year. The Haven and PACEM have SOAR certified staff to assist with securing SSI/SSDI support.

TBRA funds may be used for households in crisis who need rental assistance in order to avoid becoming homeless.

Discussion

AP-75 Barriers to affordable housing -91.420, 91.220(j)

Introduction

The one-year actions described in this section are intended to fit within the 5-year strategy to remove or ameliorate barriers to affordable housing.

The Consolidated Plan's Market Analysis described the following barriers to affordable housing, and the 5-year Strategic Plan provided an overview of regional efforts to address these barriers. The most urgent barrier identified in the Consolidated Plan was zoning, and the City of Charlottesville has already adopted a new zoning policy.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City continues to implement its new Zoning Code, which was designed to support additional housing development through the city, such as by removing long-standing requirements for single-family residential lots in all neighborhoods and new supports for infill development and affordable housing activities. The City is working on establishing a Land Bank Authority designed to spur affordable housing development and eliminate anti-displacement, including studying ways to create a Tax Abatement Program to incentivize developers to develop more affordable housing.

Discussion

Additional barriers described in the market analysis include Very Low-Income Needs and Correcting Historical Inequities. All HOME and CDBG activities will incorporate priorities as detailed in the goals in our Strategic Plan, which are designed to address these barriers.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

All actions detailed below are designed to address areas of need identified by the Needs Assessment detailed in our 2023-27 5-Year Strategic Consolidated Plan.

Actions planned to address obstacles to meeting underserved needs

CDBG activities will continue to work to address a core set of needs, including: a continued emphasis on expanding access to affordable housing opportunities (including but not limited to low-income housing redevelopment); workforce development; microenterprise assistance; access to quality childcare and youth counseling services; critical and emergency homeowner rehabilitation and energy-efficiency upgrades for LMI residents; down payment assistance; and improvements to public infrastructure improvements designed to eliminate or reduce barriers to access to public amenities for mobility-impaired residents.

HOME activities will focus on the needs of low-income residents. The key obstacles are the shortage of funds, low incomes, and limited housing stock. By increasing funding for affordable housing, HOME funds will assist in increasing the housing stock and providing additional opportunities for low-income households to access affordable housing.

Actions planned to foster and maintain affordable housing

All of the data available to us confirms that the burden of finding affordable housing, whether for ownership or rental, falls heaviest on those at extremely low (0-30% of AMI) and very low (30-50% of AMI) income levels.

Using HOME funds, the HOME Consortium plans to provide 11 new rental and homebuyer units, along with rehabilitating 24 existing affordable units. In addition to HOME funds, other funding has been gathered by Piedmont Housing Alliance and Habitat for Humanity, to add to the regional housing stock in both rentals and homebuyer units.

The Regional Housing Partnership engages private companies that develop housing, working with them to increase their ability to produce affordable housing in the region as well.

Actions planned to reduce lead-based paint hazards

The City of Charlottesville will continue to work with its home rehabilitation partners (e.g., AHIP, LEAP) to ensure that any lead-based paint hazards found in homes to be worked on through all city-funded programs, including CDBG and HOME. DHCD is a Virginia state agency that provides lead hazard reduction opportunities directly to beneficiaries within our region.

Actions planned to reduce the number of poverty-level families

Many affordable housing and community development activities have the objective of increasing and maintaining self-sufficiency for poverty-level families. The priorities and goals identified in the Action Plan are geared toward increasing the self-sufficiency and financial independence for poverty-level families as it relates to housing/homelessness, workforce development, and economic development. The primary anti-poverty agency serving the region is the Monticello Area Community Action Agency (MACAA), which serves Charlottesville, Albemarle, Fluvanna, Louisa and Nelson. The Skyline Community Action Program (Skyline CAP) serves Greene County in the Thomas Jefferson Planning District, and also Orange and Madison Counties in Planning District 9. Each of these agencies operates the Head Start pre-school program, a fundamental part of the regional anti-poverty strategy. Each social service agency operates the family self-sufficiency program. Other organizations and programs in the region including the Charlottesville Redevelopment and Housing Authority, Fluvanna/Louisa Housing Foundation, and the Nelson County Community Development Foundation all administer Housing Choice Voucher Programs for low-income families.

Additionally, organizations like these as well as the Albemarle Housing Improvement Program (AHIP) and others also provide assistance to low-income families in making household repairs and installing indoor plumbing. Finally, the region has a strong, locally administered Social Service/ Welfare Departments operating in each locality. Acting as the primary provider of state funded programming and service.

Actions planned to develop institutional structure

There is a need for ongoing collaboration and communication between organizations to ensure that no classifications of needs are inadvertently missed.

For housing coordination, the Housing Directors will continue coordination with monthly meetings, and will stay current with activities conducted by other organizations.

BRACH hosts a range of meetings to address the needs of the homeless and special needs population. These groups coordinate with local government and service providers to provide the best housing strategies for the region's homeless population.

It is the intent of the City of Charlottesville and the HOME Consortium to utilize this growing institutional capacity and leverage it toward meeting the goals of this plan.

Actions planned to enhance coordination between public and private housing and social service agencies

The Central Virginia Regional Housing Partnership (RHP) developed a Strategic Plan in 2021, and will continue to implement the plan through 2025. The regular meetings of the RHP, and the actions taken

to implement the Strategic Plan, enhance coordination between public and private housing agencies. During the previous grant year, the RHP hosted a Regional Housing Summit, which was attended by 215 government staff, elected officials, non-profit developers, homelessness service providers, and private developers.

The HOME Consortium will continue to collaborate with community partners that provide housing and social services to the community. The City will continue to coordinate efforts through subrecipient partners who are internal and external to local government. The agencies listed under the consultation section of the Consolidated Plan will be included in the citizen engagement process for future action plans.

There are a few umbrella organizations in the region that serve to bring together housing providers and human services and health agencies.

- Housing Directors Council: includes representatives from all HOME funding recipients
- Jefferson Area Board for the Aging (JABA): JABA is working with Piedmont Housing Alliance (PHA) on a plan for continuing to keep Low-Income Housing Tax Credit properties affordable beyond the end of their affordability period.
- Housing Advisory Committee (HAC): Provides City Council with recommendations regarding housing policy and affordable housing funding priorities; researches and discusses trends and ideas in affordable housing across the state and nation and ways Charlottesville can implement some of those new ideas. The consortium will continue to collaborate with community partners that provide housing and social services to the community. The City will continue to coordinate efforts through subrecipient partners who are internal and external to local government. The agencies listed under the consultation section of the Consolidated Plan will be included in the citizen engagement process for future action plans.

Discussion

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	85.00%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The Thomas Jefferson HOME Consortium does not intend to use forms of investment other than those described in 24 CFR 92.205(b).

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

All members (sub-recipients) of the Consortium have elected to use recapture provisions. The original homebuyer is permitted to sell the property to any willing buyer during the period of affordability although Consortium sub-recipients will be able to recapture the entire amount of the HOME-assistance provided to the original homebuyer that enabled the homebuyer to buy the unit. Recapture provisions are triggered by any transfer of title, either voluntary or involuntary, or if the property is no longer used as the owner's primary residence during the established HOME period of affordability.

The period of affordability is based upon the direct HOME subsidy provided to the homebuyer that enabled the homebuyer to purchase the unit. Any HOME program income used to provide direct assistance to the homebuyer is included when determining the period of affordability. If the total HOME investment in the unit is under \$15,000, the period of affordability is 5 years; if the HOME investment is between \$15,000 and \$40,000, the period of affordability is 10 years and if the HOME investment is over \$40,000, the period of affordability is 20 years.

Direct HOME subsidy includes the total HOME investment (including program income) that enabled the homebuyer to purchase the property. This may include down payment assistance, closing costs, or other HOME assistance provided directly to the homebuyer. The amount of recapture is limited to the net proceeds available from the sale of the home. Net proceeds are defined as the sales price minus superior loan repayment (other than HOME funds) and any closing costs.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

Recapture of initial HOME investment shall be secured by note and deed of trust for a term not less than the applicable period of affordability. Consortium subrecipients will also execute a HOME written agreement that accurately reflects the recapture provisions with the homebuyer before or at the time of sale. A clear, detailed written agreement ensures that all parties are aware of the specific HOME requirements applicable to the unit. The written agreement is a legal obligation. The HOME written agreement is a separate legal document from any loan instrument.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The TJ HOME Consortium does not intend to use HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

None

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

None

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

None

Attachments

Grantee Unique Appendices

Market Analysis

Median Sales Price

This Attachment to the 2025 Annual Action Plan follows the guidance provided in 24 CFR 92.254 to establish a more accurate median area purchase price for single family housing in the jurisdiction.

The total number of home sales included in this market analysis is 1,368, recorded by the local real estate MLS for the third and fourth quarter of 2024, a total of 6 months. All sales were within the PJ jurisdiction, and are all or nearly all of the one-family house sales in the entire PJ region, including the Charlottesville MSA and Louisa County.

HOME regulations also give Participating Jurisdictions the ability to determine separate limits for varying unit types (i.e. newly constructed units vs. existing units and attached vs. detached homes). As a result, we also sorted the data by unit type in the worksheet labeled "Separated". This worksheet separates out the following four types of homes: (1) existing attached homes (2) newly constructed attached homes (3) existing single-family homes and (4) newly constructed single-family homes.

Given the distinctions between the four types and the differing median prices that resulted from this sorting process, the Charlottesville HOME Consortium is requesting consideration for approval of four distinct unit sale price limits as follows:

1. Existing Attached Homes: \$380,000
2. Newly Constructed Attached Homes: \$449,525
3. Existing Single-Family Homes: \$501,600
4. Newly Constructed Single-Family Homes: \$710,589

ATTACHED HOMES - PENDING

No	City	County	Address	City	Zip	Price	Closed Date	Property	Fin SP	Status	Month	So	Quarter	Spd
1	No	Nelson	3 TRILLIUM CLOSE	WINTERGREEN RES	22867	\$220,000	10/11/2024	Attached		1,381	Sold	11	4	
2	No	Nelson	2 IVY GLEN LN	WINTERGREEN	22867	\$225,000	8/18/2024	Attached		1,486	Sold	8	3	
3	No	Fuquay	94 AUGIE ALLEY	PALMYRA	22863	\$244,000	7/28/2024	Attached		1,478	Sold	7	3	
4	No	Abermarle	297 WHITEWOOD RD	CHARLOTTEVILLE	22601	\$246,500	11/7/2024	Attached		988	Sold - Con	11	4	
5	No	Fuquay	75 VILLA CIR	PALMYRA	22863	\$250,000	10/25/2024	Attached		1,478	Sold	10	4	
6	No	Fuquay	108 VILLA CIR	PALMYRA	22863	\$255,000	11/20/2024	Attached		1,400	Sold	11	4	
7	No	Charlotte	1014 COLEMAN ST	CHARLOTTEVILLE	22601	\$266,000	7/12/2024	Attached		2,442	Sold	7	3	
8	No	Charlotte	821 ORANGEDALE AVE	CHARLOTTEVILLE	22603	\$270,000	7/26/2024	Attached		1,246	Sold	7	3	
9	No	Abermarle	193 PIONEER LN	CHARLOTTEVILLE	22603	\$285,000	12/16/2024	Attached		1,511	Sold	12	4	
10	No	Abermarle	704 MERION GREENE	CHARLOTTEVILLE	22601	\$290,000	7/17/2024	Attached		948	Sold	7	3	
11	No	Charlotte	105 WATERBURY CT	CHARLOTTEVILLE	22602	\$290,000	7/12/2024	Attached		1,200	Sold	7	3	
12	No	Abermarle	248 PENSRAW CT	CROZET	22932	\$290,000	9/5/2024	Attached		805	Sold	9	3	
13	No	Abermarle	928 PRESCELLY PL	CHARLOTTEVILLE	22601	\$293,000	7/31/2024	Attached		1,692	Sold	7	3	
14	No	Abermarle	4993 HEATHER CT	CHARLOTTEVILLE	22811	\$295,000	8/2/2024	Attached		1,238	Sold	8	3	
15	No	Abermarle	4580 HEATHER CT	CHARLOTTEVILLE	22811	\$295,000	9/17/2024	Attached		1,550	Sold	9	3	
16	No	Charlotte	125 WATERBURY CT	CHARLOTTEVILLE	22602	\$295,000	8/19/2024	Attached		1,200	Sold	8	3	
17	No	Charlotte	705 PROSPECT AVE	CHARLOTTEVILLE	22603	\$298,500	9/18/2024	Attached		1,200	Sold	9	3	
18	No	Abermarle	1404 MINOR RIDGE CT	CHARLOTTEVILLE	22601	\$299,000	12/19/2024	Attached		1,232	Sold	12	4	
19	No	Abermarle	5482 HILL TOP ST	CHARLOTTEVILLE	22932	\$300,000	9/24/2024	Attached		1,244	Sold	9	3	
20	No	Charlotte	128 WATERBURY CT	CHARLOTTEVILLE	22602	\$300,000	8/18/2024	Attached		1,200	Sold	8	3	
21	No	Abermarle	382 JOLET CT	CROZET	22832	\$300,000	12/16/2024	Attached		1,614	Sold	12	4	
22	No	Fuquay	24 SPRUCE DR	PALMYRA	22863	\$301,000	10/11/2024	Attached		1,472	Sold	10	4	
23	No	Abermarle	2087 COMMONWEALTH DR	CHARLOTTEVILLE	22601	\$305,000	12/5/2024	Attached		1,224	Sold	12	4	
24	No	Abermarle	2225 WIMMINGBRO LN	CHARLOTTEVILLE	22911	\$305,000	9/16/2024	Attached		1,321	Sold	9	3	
25	No	Abermarle	328 MARQUETTE CT	CROZET	22832	\$306,000	8/29/2024	Attached		1,614	Sold	8	3	
26	No	Abermarle	2045 ELM TREE CT	CHARLOTTEVILLE	22811	\$310,000	11/21/2024	Attached		1,681	Sold	11	4	
27	No	Charlotte	117 GREENWICH CT	CHARLOTTEVILLE	22602	\$310,000	7/16/2024	Attached		1,080	Sold	7	3	
28	No	Charlotte	104 GREENWICH CT	CHARLOTTEVILLE	22602	\$310,000	9/17/2024	Attached		1,200	Sold	9	3	
29	No	Abermarle	788 MERION GREENE	CHARLOTTEVILLE	22601	\$313,000	8/29/2024	Attached		880	Sold	8	3	
30	No	Abermarle	620 CRUMPET CT	CHARLOTTEVILLE	22601	\$315,000	9/9/2024	Attached		1,184	Sold	9	3	
31	No	Fuquay	78 PARK DR	PALMYRA	22863	\$317,000	12/30/2024	Attached		1,720	Sold	12	4	
32	No	Abermarle	914 WHITCOVER CIR	CHARLOTTEVILLE	22601	\$319,000	12/13/2024	Attached		2,144	Sold	12	4	
33	No	Abermarle	1585 COOL SPRING RD	CHARLOTTEVILLE	22601	\$325,000	7/2/2024	Attached		1,552	Sold	7	3	
34	No	Abermarle	999 RIVER RUN DR	CHARLOTTEVILLE	22601	\$325,000	8/23/2024	Attached		1,373	Sold	8	3	
35	No	Abermarle	132 SCARBOROUGH PL	CHARLOTTEVILLE	22603	\$328,000	11/7/2024	Attached		1,768	Sold	11	4	
36	No	Abermarle	946 PRESCELLY PL	CHARLOTTEVILLE	22601	\$329,000	8/29/2024	Attached		2,074	Sold	8	3	
37	No	Abermarle	4754 WREN CT	CHARLOTTEVILLE	22911	\$330,000	10/29/2024	Attached		1,322	Sold	10	4	
38	No	Abermarle	2319 HAVENSWOOD CT	CHARLOTTEVILLE	22811	\$330,000	11/18/2024	Attached		1,288	Sold	11	4	
39	No	Abermarle	501 PEPPER PL	CHARLOTTEVILLE	22802	\$330,000	7/22/2024	Attached		1,200	Sold	7	3	
40	No	Abermarle	1338 CRENSIDE DR	CHARLOTTEVILLE	22602	\$335,000	12/13/2024	Attached		1,250	Sold	12	4	
41	No	Abermarle	1286 MAPLE VIEW DR	CHARLOTTEVILLE	22602	\$338,000	9/7/2024	Attached		1,896	Sold	9	3	
42	No	Abermarle	1970 ARBOR LAKE DR	CHARLOTTEVILLE	22911	\$339,900	9/17/2024	Attached		1,634	Sold	9	3	
43	No	Abermarle	128 QUINCE LN	CHARLOTTEVILLE	22602	\$340,000	10/3/2024	Attached		1,200	Sold	10	4	
44	No	Abermarle	2017 ELM TREE CT	CHARLOTTEVILLE	22911	\$340,000	12/10/2024	Attached		1,720	Sold	12	4	
45	No	Abermarle	1520 WESTFIELD CT	CHARLOTTEVILLE	22601	\$345,000	10/4/2024	Attached		1,681	Sold	10	4	
46	No	Abermarle	1253 CLIFDEN GREENE	CHARLOTTEVILLE	22601	\$345,000	8/2/2024	Attached		1,428	Sold	8	3	
47	No	Abermarle	1487 ASHLAND DR	CHARLOTTEVILLE	22911	\$350,000	12/19/2024	Attached		1,708	Sold	12	4	
48	No	Abermarle	2318 FINCH CT	CHARLOTTEVILLE	22911	\$350,000	12/9/2024	Attached		1,978	Sold	12	4	
49	No	Abermarle	31 CRENSIDE CIR	CHARLOTTEVILLE	22602	\$350,000	8/16/2024	Attached		1,255	Sold	8	3	
50	No	Abermarle	314 PATRIOT WAY	CHARLOTTEVILLE	22603	\$350,000	8/20/2024	Attached		1,987	Sold	8	3	
51	No	Abermarle	1328 SYCAMORE CT	CHARLOTTEVILLE	22601	\$350,000	8/30/2024	Attached		1,724	Sold	8	3	
52	No	Charlotte	100 WATERBURY CT	CHARLOTTEVILLE	22602	\$350,000	7/24/2024	Attached		1,800	Sold	7	3	
53	No	Charlotte	206 BURNET ST	CHARLOTTEVILLE	22602	\$350,000	8/29/2024	Attached		1,440	Sold	8	3	
54	No	Charlotte	1013 LINDEN AVE	CHARLOTTEVILLE	22602	\$352,000	11/8/2024	Attached		1,437	Sold	11	4	
55	No	Abermarle	1358 CRENSIDE DR	CHARLOTTEVILLE	22602	\$355,000	7/1/2024	Attached		1,230	Sold	7	3	
56	No	Nelson	20 BRIARWOOD LN	WINTERGREEN RES	22867	\$355,000	10/1/2024	Attached		1,840	Sold	10	4	
57	No	Abermarle	1225 CLIFDEN GREENE	CHARLOTTEVILLE	22601	\$359,900	7/8/2024	Attached		1,442	Sold	7	3	
58	No	Abermarle	997 RIVER RUN DR	CHARLOTTEVILLE	22601	\$360,000	12/5/2024	Attached		1,488	Sold	12	4	
59	No	Abermarle	1339 WIMBLETON WAY	CHARLOTTEVILLE	22601	\$360,000	8/28/2024	Attached		1,415	Sold	8	3	
60	No	Abermarle	147 GEORGETOWN GREEN	CHARLOTTEVILLE	22601	\$360,000	9/18/2024	Attached		1,879	Sold	9	3	
61	No	Abermarle	2128 ELM TREE CT	CHARLOTTEVILLE	22911	\$362,500	12/6/2024	Attached		1,720	Sold	12	4	
62	No	Abermarle	4753 WREN CT	CHARLOTTEVILLE	22911	\$365,000	12/3/2024	Attached		1,984	Sold	12	4	
63	No	Abermarle	1307 BRANCHLANDS DR	CHARLOTTEVILLE	22601	\$365,000	9/5/2024	Attached		1,925	Sold	9	3	
64	No	Abermarle	1489 WICKHAM POND DR	CHARLOTTEVILLE	22601	\$367,000	10/28/2024	Attached		1,680	Sold	10	4	
65	No	Abermarle	24 GEORGETOWN GREEN	CHARLOTTEVILLE	22601	\$369,000	9/12/2024	Attached		2,038	Sold	9	3	
66	No	Abermarle	2074 WEATHERWOOD DR	CHARLOTTEVILLE	22911	\$370,000	8/16/2024	Attached		1,580	Sold	8	3	
67	No	Abermarle	1868 VERONA DR	CHARLOTTEVILLE	22911	\$370,000	9/27/2024	Attached		1,611	Sold	9	3	
68	No	Abermarle	1858 VERONA DR	CHARLOTTEVILLE	22911	\$373,000	12/17/2024	Attached		1,780	Sold	12	4	
69	No	Charlotte	133 LONGWOOD DR	CHARLOTTEVILLE	22603	\$375,000	10/31/2024	Attached		2,110	Sold	10	4	
70	No	Abermarle	4804 GRASSY KNL	CHARLOTTEVILLE	22601	\$375,500	10/25/2024	Attached		1,700	Sold	10	4	
71	No	Abermarle	1497 WICKHAM POND DR	CHARLOTTEVILLE	22601	\$378,000	8/15/2024	Attached		1,694	Sold	8	3	
72	No	Abermarle	1325 WIMBLETON WAY	CHARLOTTEVILLE	22601	\$385,000	8/30/2024	Attached		1,790	Sold	8	3	
73	No	Abermarle	2417 ABINGTON DR	CHARLOTTEVILLE	22911	\$390,000	11/18/2024	Attached		2,438	Sold	11	4	
74	No	Abermarle	4817 GRASSY KNL	CHARLOTTEVILLE	22601	\$390,000	8/1/2024	Attached		2,281	Sold	8	3	
75	No	Fuquay	72 SPRUCE DR	PALMYRA	22863	\$392,000	10/31/2024	Attached		2,480	Sold	10	4	
76	No	Abermarle	3311 TURNBERRY CIR	CHARLOTTEVILLE	22911	\$395,000	10/24/2024	Attached		1,580	Sold	10	4	
77	No	Abermarle	1711 PAINTED SKY TER	CHARLOTTEVILLE	22601	\$395,000	11/22/2024	Attached		2,034	Sold	11	4	
78	No	Abermarle	1655 TOWNE LN	CHARLOTTEVILLE	22601	\$395,200	10/16/2024	Attached		1,964	Sold	10	4	
79	No	Abermarle	1358 STONEY RIDGE RD	CHARLOTTEVILLE	22602	\$397,500	10/29/2024	Attached		1,416	Sold	10	4	
80	No	Abermarle	69 COURT PL	CHARLOTTEVILLE	22601	\$400,000	10/9/2024	Attached		1,700	Sold	10	4	
81	No	Abermarle	1282 CHATHAM RDG	CHARLOTTEVILLE	22601	\$400,000	11/25/2024	Attached		2,498	Sold	11	4	
82	No	Charlotte	367 QUARRY RD	CHARLOTTEVILLE	22602	\$400,000	10/22/2024	Attached		1,644	Sold	10	4	
83	No	Nelson	17 TRILLIUM CLOSE	WINTERGREEN RES	22867	\$400,000	7/18/2024	Attached		2,412	Sold	7	3	
84	No	Abermarle	3394 MDOBRY LN	CHARLOTTEVILLE	22811	\$410,000	7/19/2024	Attached		2,374	Sold	7	3	
85	No	Abermarle	3518 STEAMER DR	KESWICK	22847	\$410,000	7/30/2024	Attached		2,131	Sold	7	3	
86	No	Abermarle	3488 STEAMER DR	KESWICK	22847	\$411,500	9/6/2024	Attached		2,080	Sold	9	3	
87	No	Charlotte	938 RIVES ST	CHARLOTTEVILLE	22602	\$415,000	9/3/2024	Attached		1,570	Sold	9	3	
88	No	Abermarle	2553 AVEMORE POND RD	CHARLOTTEVILLE	22911	\$417,000	8/8/2024	Attached		1,910	Sold	8	3	
89	No	Abermarle	1110 EDMOND CT	CROZET	22932	\$419,500	8/19/2024	Attached		1,758	Sold	8	3	
90	No	Abermarle	1181 RUSTIC WILLOW LN	CHARLOTTEVILLE	22911	\$420,000	7/8/2024	Attached		2,502	Sold	7	3	
91	No	Nelson	9 TRILLIUM CLOSE	WINTERGREEN RES	22867	\$420,000	11/13/2024	Attached		2,043	Sold	11	4	
92	No	Abermarle	2515 AVEMORE POND RD	CHARLOTTEVILLE	22911	\$425,000	11/4/2024	Attached		1,873	Sold	11	4	
93	No	Abermarle	1342 ALLISTER GRN	CHARLOTTEVILLE	22601	\$425,000	11/7/2024	Attached		2,472	Sold	11	4	
94	No	Abermarle	628 MOCKINGBIRD WAY	CHARLOTTEVILLE	22601	\$425,000	7/11/2024	Attached		2,340	Sold	7	3	
95	No	Abermarle	1989 AMBER RIDGE RD	CHARLOTTEVILLE	22601	\$425,000	7/16/2024	Attached		2,280	Sold	7	3	

96	No	Abemarle	1531 MONTESORI TER	CHARLOTTEVILLE	22911	\$425,000	8/26/2024	Attached	2,032	Sold	8	3
97	No	Abemarle	1250 HADEN PL	CROZET	22932	\$425,000	7/3/2024	Attached	1,950	Sold	7	3
98	No	Abemarle	2373 RAVENSWOOD CT	CHARLOTTEVILLE	22911	\$425,000	10/17/2024	Attached	2,576	Sold	10	4
99	No	Abemarle	435 ROLYN RD	CHARLOTTEVILLE	22911	\$425,000	10/30/2024	Attached	1,675	Sold	10	4
100	No	Abemarle	1519 DELPHI LN	CHARLOTTEVILLE	22911	\$435,000	10/24/2024	Attached	1,856	Sold	10	4
101	No	Abemarle	217 PEBBLE BEACH CT	CHARLOTTEVILLE	22901	\$435,000	10/29/2024	Attached	2,281	Sold	10	4
102	No	Abemarle	972 DEVON SPRING CT	CHARLOTTEVILLE	22903	\$440,000	8/21/2024	Attached	1,491	Sold	8	3
103	No	Abemarle	1288 CHATHAM RDG	CHARLOTTEVILLE	22901	\$440,000	9/16/2024	Attached	1,712	Sold	9	3
104	No	Abemarle	602 MOCKINGBIRD WAY	CHARLOTTEVILLE	22901	\$450,000	11/26/2024	Attached	2,253	Sold	11	4
105	No	Abemarle	1741 TREESDALE WAY	CHARLOTTEVILLE	22901	\$450,000	9/12/2024	Attached	2,290	Sold	9	3
106	No	Louisa	25 BAYBERRY LN	ZION CROSSROADS	22942	\$450,000	9/16/2024	Attached	1,772	Sold	9	3
107	No	Louisa	91 CRANAPPLE LN	ZION CROSSROADS	22942	\$450,705	12/11/2024	Attached	2,047	Sold	12	4
108	No	Abemarle	4537 SERWYN LN	CHARLOTTEVILLE	22902	\$455,000	9/3/2024	Attached	1,958	Sold	9	3
109	No	Louisa	236 BAYBERRY LN	ZION CROSSROADS	22942	\$457,000	11/19/2024	Attached	1,877	Sold	11	4
110	No	Charlotte	104 MELBOURNE PRK	CHARLOTTEVILLE	22901	\$460,000	10/11/2024	Attached	2,552	Sold	10	4
111	No	Abemarle	904 OVAL PARK LN	CHARLOTTEVILLE	22911	\$464,000	12/11/2024	Attached	2,340	Sold	12	4
112	No	Abemarle	2409 WINTHROP DR	CHARLOTTEVILLE	22911	\$465,000	12/20/2024	Attached	2,028	Sold	12	4
113	No	Abemarle	2285 WHITTINGTON DR	CHARLOTTEVILLE	22911	\$465,000	8/16/2024	Attached	2,136	Sold	8	3
114	No	Charlotte	919 RAINIER RD	CHARLOTTEVILLE	22903	\$465,000	11/26/2024	Attached	2,532	Sold	11	4
115	No	Abemarle	3217 BERGEN ST	CHARLOTTEVILLE	22902	\$465,000	7/2/2024	Attached	2,300	Sold	7	3
116	No	Abemarle	1759 CLAY DR	CROZET	22932	\$470,000	11/13/2024	Attached	2,358	Sold	11	4
117	No	Charlotte	909 BING LN	CHARLOTTEVILLE	22903	\$473,000	11/26/2024	Attached	2,160	Sold	11	4
118	No	Abemarle	2441 WINTHROP DR	CHARLOTTEVILLE	22911	\$475,000	7/11/2024	Attached	2,322	Sold	7	3
119	No	Abemarle	2447 WINTHROP DR	CHARLOTTEVILLE	22911	\$477,500	10/30/2024	Attached	2,115	Sold	10	4
120	No	Abemarle	119 BETHANY LN	CROZET	22932	\$479,000	10/2/2024	Attached	1,767	Sold	10	4
121	No	Abemarle	2117 PINNEY KNOLL LN	CHARLOTTEVILLE	22911	\$480,000	11/14/2024	Attached	1,941	Sold	11	4
122	No	Charlotte	626 BING LN	CHARLOTTEVILLE	22903	\$481,000	8/13/2024	Attached	2,520	Sold	8	3
123	No	Abemarle	4018 MICHIGANS RIVER RD	CHARLOTTEVILLE	22901	\$485,000	12/17/2024	Attached	1,792	Sold	12	4
124	No	Nelson	110 SHERNADOAH RIDGE	WINTERGREEN	22967	\$487,500	9/8/2024	Attached	2,094	Sold	9	3
125	No	Charlotte	923 BING LN	CHARLOTTEVILLE	22903	\$489,000	10/22/2024	Attached	2,200	Sold	10	4
126	No	Charlotte	927 BING LN	CHARLOTTEVILLE	22903	\$489,000	10/24/2024	Attached	2,210	Sold	10	4
127	No	Charlotte	347 QUARRY RD	CHARLOTTEVILLE	22902	\$495,000	10/11/2024	Attached	2,471	Sold	10	4
128	No	Abemarle	3221 BERGEN ST	CHARLOTTEVILLE	22902	\$498,500	12/2/2024	Attached	2,222	Sold	12	4
129	No	Charlotte	907 BING LN	CHARLOTTEVILLE	22903	\$499,000	10/21/2024	Attached	2,600	Sold	10	4
130	No	Charlotte	913 BING LN	CHARLOTTEVILLE	22903	\$499,000	10/31/2024	Attached	2,220	Sold	10	4
131	No	Charlotte	908 BING LN	CHARLOTTEVILLE	22903	\$499,000	7/31/2024	Attached	2,500	Sold	7	3
132	No	Nelson	20 APPLE BLOSSOM CT	NELLYSFORD	22968	\$499,000	7/18/2024	Attached	2,695	Sold	7	3
133	No	Abemarle	1025 FALLOW DR	CHARLOTTEVILLE	22901	\$510,000	12/12/2024	Attached	1,988	Sold	12	4
134	No	Abemarle	1836 MARIETTA DR	CHARLOTTEVILLE	22911	\$515,000	11/18/2024	Attached	2,278	Sold	11	4
135	No	Abemarle	1635 SAWGRASS CT	CHARLOTTEVILLE	22901	\$520,000	12/13/2024	Attached	1,657	Sold	12	4
136	No	Abemarle	1793 FLORA LN	CHARLOTTEVILLE	22911	\$520,000	12/23/2024	Attached	2,298	Sold	12	4
137	No	Charlotte	195 BROOKWOOD DR	CHARLOTTEVILLE	22902	\$530,000	10/9/2024	Attached	2,827	Sold	10	4
138	No	Nelson	5 SHERNADOAH RIDGE CT	ROSELAND	22967	\$530,000	9/3/2024	Attached	2,131	Sold	9	3
139	No	Charlotte	207 BROOKWOOD DR	CHARLOTTEVILLE	22902	\$533,000	12/12/2024	Attached	2,173	Sold	12	4
140	No	Abemarle	2251 FOWLER CIR	CHARLOTTEVILLE	22901	\$535,000	10/12/2024	Attached	2,262	Sold	10	4
141	No	Abemarle	465 HERITAGE CT	CHARLOTTEVILLE	22903	\$545,000	11/18/2024	Attached	1,675	Sold	11	4
142	No	Abemarle	1762 FLORA LN	CHARLOTTEVILLE	22911	\$545,000	11/21/2024	Attached	2,306	Sold	11	4
143	No	Abemarle	323 CLAIBOURNE RD	CROZET	22932	\$545,000	12/13/2024	Attached	2,288	Sold	12	4
144	No	Abemarle	1554 SAWGRASS CT	CHARLOTTEVILLE	22901	\$565,000	7/2/2024	Attached	3,112	Sold	7	3
145	No	Abemarle	335 CLAIBOURNE RD	CROZET	22932	\$565,000	9/26/2024	Attached	2,299	Sold	9	3
146	No	Abemarle	1592 SAWGRASS CT	CHARLOTTEVILLE	22901	\$569,000	12/19/2024	Attached	3,467	Sold	12	4
147	No	Abemarle	1575 SAWGRASS CT	CHARLOTTEVILLE	22901	\$590,000	9/4/2024	Attached	2,745	Sold	9	3
148	No	Abemarle	5638 UPLAND DR	CROZET	22932	\$610,000	10/23/2024	Attached	2,427	Sold	10	4
149	No	Abemarle	511 PETYWARD LN	CROZET	22932	\$640,000	10/24/2024	Attached	2,845	Sold	10	4
150	No	Abemarle	271 CLAREMONT LN	CROZET	22932	\$645,000	11/18/2024	Attached	2,637	Sold	11	4
151	No	Abemarle	1937 SAWGRASS CT	CHARLOTTEVILLE	22901	\$660,000	7/2/2024	Attached	2,327	Sold	7	3
152	No	Abemarle	2111 SE-EPHROS RIDGE RD	CHARLOTTEVILLE	22901	\$660,000	9/3/2024	Attached	1,958	Sold	9	3
153	No	Charlotte	573 LOCHLYN HILL DR	CHARLOTTEVILLE	22901	\$677,500	7/3/2024	Attached	2,275	Sold	7	3
154	No	Abemarle	1315 FREE STATE DR	CHARLOTTEVILLE	22901	\$682,000	10/31/2024	Attached	2,644	Sold	10	4
155	No	Louisa	348 LAKE FRONT DR	MINERAL	23117	\$700,000	12/9/2024	Attached	2,616	Sold	12	4
156	No	Abemarle	1903 FOWLER ST	CHARLOTTEVILLE	22901	\$725,000	10/30/2024	Attached	2,884	Sold	10	4
157	No	Abemarle	3342 POWCROSS ST	CROZET	22932	\$763,000	11/15/2024	Attached	2,845	Sold	11	4
158	No	Abemarle	5451 GOLF DR	CROZET	22932	\$820,000	12/17/2024	Attached	3,088	Sold	12	4
159	No	Abemarle	1408 TERRACE LN	CHARLOTTEVILLE	22911	\$835,000	12/20/2024	Attached	3,583	Sold - Car	12	4
160	No	Abemarle	529 TRAILSIDE DR	CHARLOTTEVILLE	22911	\$839,000	8/16/2024	Attached	3,972	Sold	8	3
161	No	Abemarle	914 BAYWICK CIR	CROZET	22932	\$840,000	9/16/2024	Attached	2,545	Sold	9	3
162	No	Abemarle	537 TRAILSIDE DR	CHARLOTTEVILLE	22911	\$849,000	12/5/2024	Attached	3,988	Sold	12	4
163	No	Abemarle	12 EDNAM VILLAGE ST	CHARLOTTEVILLE	22903	\$1,075,000	7/26/2024	Attached	1,745	Sold	7	3
164	No	Abemarle	1113 MARION DR	CHARLOTTEVILLE	22903	\$1,260,000	11/14/2024	Attached	2,238	Sold	11	4
82	MEDIAN				MEDIAN PRICE	\$400,000	PROPOSED LIMIT	\$	360,000			

ATTACHED HOMES - NEWLY CONSTRUCTED

New Com	County	Address	City	Z	Price	Closed Date	Property	Fin SF	Status	Month	So	Quarter	Yr
1	Yes	Fluorina 127 HORSE PATH LN	CHARLOTTEVILLE	22802	\$299,000	12/10/2024	Attached	1,814	Sold	12	4		
2	Yes	Fluorina 125 HORSE PATH LN	CHARLOTTEVILLE	22802	\$319,840	12/10/2024	Attached	1,886	Sold	12	4		
3	Yes	Abenarie 5043 ORCHID BND	CHARLOTTEVILLE	22811	\$330,000	02/26/2024	Attached	1,370	Sold	8	3		
4	Yes	Abenarie 5039 ORCHID BND	CHARLOTTEVILLE	22811	\$330,000	02/30/2024	Attached	1,370	Sold	8	3		
5	Yes	Abenarie 5037 ORCHID BND	CHARLOTTEVILLE	22811	\$335,000	10/15/2024	Attached	1,370	Sold	10	4		
6	Yes	Abenarie 5035 ORCHID BND	CHARLOTTEVILLE	22811	\$340,000	01/15/2024	Attached	1,280	Sold	8	3		
7	Yes	Abenarie 5041 ORCHID BND	CHARLOTTEVILLE	22811	\$340,000	02/30/2024	Attached	1,381	Sold	8	3		
8	Yes	Abenarie 5045 ORCHID BND	CHARLOTTEVILLE	22811	\$349,000	10/4/2024	Attached	1,370	Sold	10	4		
9	Yes	Abenarie 5059 ORCHID BND	CHARLOTTEVILLE	22811	\$365,000	12/23/2024	Attached	1,599	Sold	12	4		
10	Yes	Abenarie 4972 LEXI LN	CROZET	22802	\$374,135	12/17/2024	Attached	2,088	Sold	12	4		
11	Yes	Abenarie 5081 CLING LN	CROZET	22802	\$374,285	12/30/2024	Attached	2,091	Sold	12	4		
12	Yes	Abenarie 4980 LEXI LN	CROZET	22802	\$374,485	11/19/2024	Attached	2,091	Sold	11	4		
13	Yes	Abenarie 6047 MCCOMB ST	CROZET	22802	\$379,770	7/8/2024	Attached	2,091	Sold	7	3		
14	Yes	Abenarie 4974 LEXI LN	CROZET	22802	\$380,085	12/12/2024	Attached	2,091	Sold	12	4		
15	Yes	Abenarie 4845 MERCER ST	CROZET	22802	\$382,085	03/02/2024	Attached	2,091	Sold	8	3		
16	Yes	Abenarie 5051 ORCHID BND	CHARLOTTEVILLE	22811	\$385,000	10/30/2024	Attached	1,599	Sold	10	4		
17	Yes	Abenarie 6045 MCCOMB ST	CROZET	22802	\$387,135	7/11/2024	Attached	2,088	Sold	7	3		
18	Yes	Abenarie 4841 MERCER ST	CROZET	22802	\$387,485	02/26/2024	Attached	2,091	Sold	8	3		
19	Yes	Abenarie 5081 ORCHID BND	CHARLOTTEVILLE	22811	\$390,000	10/12/2024	Attached	1,888	Sold	10	4		
20	Yes	Abenarie 5979 CLING LN	CROZET	22802	\$390,035	12/30/2024	Attached	2,088	Sold	12	4		
21	Yes	Abenarie 4958 LEXI LN	CROZET	22802	\$392,585	11/19/2024	Attached	2,091	Sold	11	4		
22	Yes	Abenarie 6051 MCCOMB ST	CROZET	22802	\$398,485	7/23/2024	Attached	2,091	Sold	7	3		
23	Yes	Abenarie 4956 LEXI LN	CROZET	22802	\$399,635	12/17/2024	Attached	2,088	Sold	12	4		
24	Yes	Abenarie 5046 ORCHID BND	CHARLOTTEVILLE	22811	\$401,340	05/20/2024	Attached	1,691	Sold	8	3		
25	Yes	Abenarie 4831 MERCER ST	CROZET	22802	\$401,585	02/20/2024	Attached	2,091	Sold	8	3		
26	Yes	Abenarie 5977 CLING LN	CROZET	22802	\$408,735	12/30/2024	Attached	2,088	Sold	12	4		
27	Yes	Abenarie 4843 MERCER ST	CROZET	22802	\$412,600	02/4/2024	Attached	2,088	Sold	8	3		
28	Yes	Abenarie 4829 MERCER ST	CROZET	22802	\$414,685	02/02/2024	Attached	2,091	Sold	8	3		
29	Yes	Abenarie 6043 MCCOMB ST	CROZET	22802	\$416,335	7/20/2024	Attached	2,088	Sold	7	3		
30	Yes	Abenarie 4962 LEXI LN	CROZET	22802	\$419,430	12/17/2024	Attached	2,088	Sold	12	4		
31	Yes	Abenarie 755 PARK RIDGE DR	CROZET	22802	\$419,500	12/6/2024	Attached	2,194	Sold	12	4		
32	Yes	Abenarie 771 PARK RIDGE DR	CROZET	22802	\$419,500	03/30/2024	Attached	2,194	Sold	8	3		
33	Yes	Abenarie 5049 MCCOMB ST	CROZET	22802	\$420,735	7/11/2024	Attached	2,088	Sold	7	3		
34	Yes	Abenarie 2083 LOCKWOOD DR	CHARLOTTEVILLE	22811	\$420,860	12/10/2024	Attached	1,741	Sold	12	4		
35	Yes	Abenarie 6053 MCCOMB ST	CROZET	22802	\$422,209	7/16/2024	Attached	2,088	Sold	7	3		
36	Yes	Abenarie 4847 MERCER ST	CROZET	22802	\$422,530	02/26/2024	Attached	2,088	Sold	8	3		
37	Yes	Abenarie 4839 MERCER ST	CROZET	22802	\$423,630	11/12/2024	Attached	2,078	Sold	11	4		
38	Yes	Abenarie 4825 MERCER ST	CROZET	22802	\$424,530	12/17/2024	Attached	2,088	Sold	12	4		
39	Yes	Abenarie 785 PARK RIDGE DR	CROZET	22802	\$424,800	02/25/2024	Attached	2,194	Sold	8	3		
40	Yes	Abenarie 5050 ORCHID BND	CHARLOTTEVILLE	22811	\$425,485	01/10/2024	Attached	1,916	Sold	8	3		
41	Yes	Abenarie 4978 LEXI LN	CROZET	22802	\$425,730	12/12/2024	Attached	2,088	Sold	12	4		
42	Yes	Abenarie 4038 PURPLE FLORA BND	CHARLOTTEVILLE	22811	\$425,780	10/30/2024	Attached	1,741	Sold	10	4		
43	Yes	Abenarie 2087 LOCKWOOD DR	CHARLOTTEVILLE	22811	\$428,000	12/27/2024	Attached	1,741	Sold	12	4		
44	Yes	Abenarie 4040 PURPLE FLORA BND	CHARLOTTEVILLE	22811	\$428,791	10/25/2024	Attached	1,741	Sold	10	4		
45	Yes	Abenarie 2838 SWEETSBAY ST	CHARLOTTEVILLE	22802	\$428,850	01/4/2024	Attached	1,894	Sold	8	3		
46	Yes	Abenarie 2048 MEYERS WAY	CROZET	22802	\$428,879	7/17/2024	Attached	1,970	Sold	7	3		
47	Yes	Abenarie 5042 ORCHID BND	CHARLOTTEVILLE	22811	\$429,230	7/19/2024	Attached	1,916	Sold	7	3		
48	Yes	Abenarie 4036 PURPLE FLORA BND	CHARLOTTEVILLE	22811	\$430,530	10/30/2024	Attached	1,741	Sold	10	4		
49	Yes	Abenarie 4042 PURPLE FLORA BND	CHARLOTTEVILLE	22811	\$432,660	10/24/2024	Attached	1,741	Sold	10	4		
50	Yes	Abenarie 5027 ORCHID BND	CHARLOTTEVILLE	22811	\$433,485	02/12/2024	Attached	1,694	Sold	8	3		
51	Yes	Abenarie 6041 MCCOMB ST	CROZET	22802	\$433,790	7/8/2024	Attached	2,088	Sold	7	3		
52	Yes	Abenarie 789 PARK RIDGE DR	CROZET	22802	\$434,700	10/16/2024	Attached	2,194	Sold	10	4		
53	Yes	Abenarie 5987 CLING LN	CROZET	22802	\$435,730	12/30/2024	Attached	2,092	Sold	12	4		
54	Yes	Abenarie 4006 VARICK ST	CHARLOTTEVILLE	22801	\$435,870	02/26/2024	Attached	1,890	Sold	8	3		
55	Yes	Abenarie 4044 PURPLE FLORA BND	CHARLOTTEVILLE	22811	\$436,495	10/24/2024	Attached	1,731	Sold	10	4		
56	Yes	Abenarie 5071 ORCHID BND	CHARLOTTEVILLE	22811	\$436,875	12/15/2024	Attached	1,741	Sold	12	4		
57	Yes	Abenarie 6034 MCCOMB ST	CROZET	22802	\$438,930	02/20/2024	Attached	2,092	Sold	8	3		
58	Yes	Abenarie 4954 LEXIE LN	CROZET	22802	\$438,930	11/19/2024	Attached	2,092	Sold	11	4		
59	Yes	Abenarie 5089 ORCHID BND	CHARLOTTEVILLE	22811	\$441,127	11/25/2024	Attached	1,741	Sold	11	4		
60	Yes	Abenarie 5044 ORCHID BND	CHARLOTTEVILLE	22811	\$441,270	7/24/2024	Attached	1,930	Sold	7	3		
61	Yes	Abenarie 5057 ORCHID BND	CHARLOTTEVILLE	22811	\$441,480	11/14/2024	Attached	1,761	Sold	11	4		
62	Yes	Abenarie 5048 ORCHID BND	CHARLOTTEVILLE	22811	\$442,720	7/26/2024	Attached	1,916	Sold	7	3		
63	Yes	Abenarie 2085 LOCKWOOD DR	CHARLOTTEVILLE	22811	\$443,375	12/18/2024	Attached	1,741	Sold	12	4		
64	Yes	Abenarie 4833 MERCER ST	CROZET	22802	\$443,730	02/22/2024	Attached	2,088	Sold	8	3		
65	Yes	Abenarie 4034 PURPLE FLORA BND	CHARLOTTEVILLE	22811	\$444,080	11/12/2024	Attached	1,741	Sold	11	4		
66	Yes	Abenarie 2081 LOCKWOOD DR	CHARLOTTEVILLE	22811	\$448,875	12/19/2024	Attached	1,741	Sold	12	4		
67	Yes	Abenarie 1344 LACONIA LN	CHARLOTTEVILLE	22811	\$449,862	12/18/2024	Attached	2,298	Sold	12	4		
68	Yes	Abenarie 791 PARK RIDGE DR	CROZET	22802	\$449,900	12/11/2024	Attached	2,194	Sold	12	4		
69	Yes	Abenarie 5021 ORCHID BND	CHARLOTTEVILLE	22811	\$450,000	03/30/2024	Attached	1,730	Sold	8	3		
70	Yes	Abenarie 4008 VARICK ST	CHARLOTTEVILLE	22801	\$450,108	02/26/2024	Attached	1,890	Sold	8	3		
71	Yes	Abenarie 2840 SWEETSBAY ST	CHARLOTTEVILLE	22802	\$450,500	01/13/2024	Attached	1,894	Sold	8	3		
72	Yes	Abenarie 5023 ORCHID BND	CHARLOTTEVILLE	22811	\$451,885	03/03/2024	Attached	1,694	Sold	8	3		
73	Yes	Louisa 290 BAYBERRY LN	ZION CROSSROADS	22842	\$452,000	10/7/2024	Attached	2,275	Sold	10	4		
74	Yes	Abenarie 1276 LACONIA LN	CHARLOTTEVILLE	22811	\$452,487	7/25/2024	Attached	2,298	Sold	7	3		
75	Yes	Abenarie 5040 ORCHID BND	CHARLOTTEVILLE	22811	\$453,135	7/23/2024	Attached	1,908	Sold	7	3		
76	Yes	Abenarie 781 PARK RIDGE DR	CROZET	22802	\$453,763	10/28/2024	Attached	2,194	Sold	10	4		
77	Yes	Abenarie 4004 VARICK ST	CHARLOTTEVILLE	22801	\$455,694	02/12/2024	Attached	1,890	Sold	8	3		
78	Yes	Abenarie 4008 PURPLE FLORA BND	CHARLOTTEVILLE	22811	\$456,025	01/15/2024	Attached	2,255	Sold	8	3		
79	Yes	Abenarie 2844 SWEETSBAY ST	CHARLOTTEVILLE	22802	\$462,250	05/20/2024	Attached	1,894	Sold	8	3		
80	Yes	Abenarie 777 PARK RIDGE DR	CROZET	22802	\$463,802	10/21/2024	Attached	2,194	Sold	10	4		
81	Yes	Abenarie 1282 LACONIA LN	CHARLOTTEVILLE	22811	\$465,395	05/02/2024	Attached	2,298	Sold	8	3		
82	Yes	Abenarie 2846 SWEETSBAY ST	CHARLOTTEVILLE	22802	\$466,850	10/25/2024	Attached	1,894	Sold	10	4		
83	Yes	Abenarie 1272 LACONIA LN	CHARLOTTEVILLE	22811	\$467,069	7/18/2024	Attached	2,298	Sold	7	3		
84	Yes	Abenarie 1314 LACONIA LN	CHARLOTTEVILLE	22811	\$467,976	11/4/2024	Attached	2,298	Sold	11	4		
85	Yes	Abenarie 1288 LACONIA LN	CHARLOTTEVILLE	22811	\$467,976	02/02/2024	Attached	2,298	Sold	8	3		
86	Yes	Abenarie 4032 PURPLE FLORA BND	CHARLOTTEVILLE	22811	\$469,540	11/4/2024	Attached	1,731	Sold	11	4		
87	Yes	Abenarie 787 PARK RIDGE DR	CROZET	22802	\$469,900	12/30/2024	Attached	2,211	Sold	12	4		
88	Yes	Abenarie 3223 HORIZON RD	CHARLOTTEVILLE	22802	\$470,000	12/8/2024	Attached	2,308	Sold	12	4		
89	Yes	Abenarie 775 PARK RIDGE DR	CROZET	22802	\$470,759	11/18/2024	Attached	2,211	Sold	11	4		
90	Yes	Abenarie 5025 ORCHID BND	CHARLOTTEVILLE	22811	\$470,885	05/20/2024	Attached	2,283	Sold	8	3		
91	Yes	Abenarie 1328 LACONIA LN	CHARLOTTEVILLE	22811	\$471,911	11/26/2024	Attached	2,338	Sold	11	4		
92	Yes	Abenarie 1362 LACONIA LN	CHARLOTTEVILLE	22811	\$472,748	12/23/2024	Attached	2,298	Sold	12	4		
93	Yes	Abenarie 5052 ORCHID BND	CHARLOTTEVILLE	22811	\$473,185	08/20/2024	Attached	2,250	Sold	8	3		
94	Yes	Abenarie 3211 HORIZON RD	CHARLOTTEVILLE	22802	\$474,900	7/26/2024	Attached	2,308	Sold	7	3		
95	Yes	Abenarie 1312 LACONIA LN	CHARLOTTEVILLE	22811	\$476,000	10/31/2024	Attached	2,298	Sold	10	4		
96	Yes	Abenarie 3289 HORIZON RD	CHARLOTTEVILLE	22802	\$479,900	11/15/2024	Attached	2,308	Sold	11	4		

97	Yes	Abenarko	1318 LACONIA LN	CHARLOTTEVILLE	22911	\$484,552	10/31/2024	Attached	2,338	Sold	10	4
98	Yes	Abenarko	1615 KOCH CT	CHARLOTTEVILLE	22911	\$484,625	02/4/2024	Attached	2,221	Sold	5	3
99	Yes	Abenarko	3357 HORIZON RD	CHARLOTTEVILLE	22902	\$485,000	12/16/2024	Attached	2,306	Sold	12	4
100	Yes	Abenarko	5175 GOLF DR	CROZET	22932	\$486,752	01/17/2024	Attached	2,145	Sold	5	3
101	Yes	Abenarko	2848 SWEETSBAY ST	CHARLOTTEVILLE	22902	\$487,000	7/31/2024	Attached	1,917	Sold	7	3
102	Yes	Abenarko	1290 LACONIA LN	CHARLOTTEVILLE	22911	\$488,155	02/2/2024	Attached	2,298	Sold	8	3
103	Yes	Abenarko	940 ORION LN	CROZET	22932	\$490,762	7/12/2024	Attached	2,145	Sold	7	3
104	Yes	Abenarko	2030 MEYERS WAY	CROZET	22932	\$491,105	01/2/2024	Attached	2,290	Sold	8	3
105	Yes	Abenarko	783 PARK RIDGE DR	CROZET	22932	\$494,259	12/9/2024	Attached	2,211	Sold	12	4
106	Yes	Abenarko	799 PARK RIDGE DR	CROZET	22932	\$494,633	12/12/2024	Attached	2,211	Sold	12	4
107	Yes	Abenarko	5172 GOLF DR	CROZET	22932	\$494,981	02/2/2024	Attached	2,145	Sold	8	3
108	Yes	Abenarko	5174 GOLF DR	CROZET	22932	\$494,995	02/8/2024	Attached	2,145	Sold	8	3
109	Yes	Abenarko	3219 HORIZON RD	CHARLOTTEVILLE	22902	\$495,000	10/16/2024	Attached	2,306	Sold	10	4
110	Yes	Louisia	358 BAYBERRY LN	ZION CROSSROADS	22942	\$496,559	11/26/2024	Attached	2,117	Sold	11	4
111	Yes	Abenarko	1306 LACONIA LN	CHARLOTTEVILLE	22911	\$496,631	10/15/2024	Attached	2,298	Sold	10	4
112	Yes	Abenarko	1270 LACONIA LN	CHARLOTTEVILLE	22911	\$496,894	7/31/2024	Attached	2,298	Sold	7	3
113	Yes	Abenarko	2014 MEYERS WAY	CROZET	22932	\$497,630	7/15/2024	Attached	2,288	Sold	7	3
114	Yes	Louisia	354 BAYBERRY LN	ZION CROSSROADS	22942	\$498,897	12/17/2024	Attached	2,117	Sold	12	4
115	Yes	Abenarko	2044 MEYERS WAY	CROZET	22932	\$499,599	02/9/2024	Attached	2,274	Sold	8	3
116	Yes	Abenarko	1310 LACONIA LN	CHARLOTTEVILLE	22911	\$499,806	10/24/2024	Attached	2,298	Sold	10	4
117	Yes	Abenarko	1284 LACONIA LN	CHARLOTTEVILLE	22911	\$503,377	01/3/2024	Attached	2,298	Sold	8	3
118	Yes	Abenarko	751 PARK RIDGE DR	CROZET	22932	\$503,434	10/25/2024	Attached	2,515	Sold	10	4
119	Yes	Abenarko	1627 KOCH CT	CHARLOTTEVILLE	22911	\$505,085	7/16/2024	Attached	2,221	Sold	7	3
120	Yes	Abenarko	5029 ORCHID BND	CHARLOTTEVILLE	22911	\$505,885	07/20/24	Attached	1,983	Sold	8	3
121	Yes	Abenarko	3532 ROWCROSS ST	CROZET	22932	\$507,000	10/30/2024	Attached	2,112	Sold	10	4
122	Yes	Abenarko	1334 LACONIA LN	CHARLOTTEVILLE	22911	\$509,000	12/20/2024	Attached	2,656	Sold	12	4
123	Yes	Abenarko	2020 MEYERS WAY	CROZET	22932	\$510,000	7/15/2024	Attached	2,296	Sold	7	3
124	Yes	Abenarko	1278 LACONIA LN	CHARLOTTEVILLE	22911	\$512,472	01/15/2024	Attached	2,298	Sold	8	3
125	Yes	Abenarko	1906 KOCH CT	CHARLOTTEVILLE	22911	\$515,000	08/20/24	Attached	2,221	Sold	8	3
126	Yes	Abenarko	3528 ROWCROSS ST	CROZET	22932	\$515,000	12/16/2024	Attached	2,145	Sold	12	4
127	Yes	Abenarko	3221 HORIZON RD	CHARLOTTEVILLE	22902	\$515,363	10/1/2024	Attached	2,306	Sold	10	4
128	Yes	Abenarko	1629 KOCH CT	CHARLOTTEVILLE	22911	\$516,365	7/18/2024	Attached	2,221	Sold	7	3
129	Yes	Abenarko	2060 MEYERS WAY	CROZET	22932	\$517,400	7/31/2024	Attached	2,290	Sold	7	3
130	Yes	Abenarko	5057 ORCHID BND	CHARLOTTEVILLE	22911	\$517,425	7/12/2024	Attached	2,145	Sold	7	3
131	Yes	Abenarko	2089 LOCKWOOD DR	CHARLOTTEVILLE	22911	\$518,000	12/26/2024	Attached	2,075	Sold	12	4
132	Yes	Abenarko	805 PARK RIDGE DR	CROZET	22932	\$519,781	12/17/2024	Attached	2,111	Sold	12	4
133	Yes	Abenarko	2033 MEYERS WAY	CROZET	22932	\$522,400	7/9/2024	Attached	2,433	Sold	7	3
134	Yes	Abenarko	1625 KOCH CT	CHARLOTTEVILLE	22911	\$523,262	7/18/2024	Attached	2,321	Sold	7	3
135	Yes	Abenarko	1277 LACONIA LN	CHARLOTTEVILLE	22911	\$524,240	12/9/2024	Attached	2,238	Sold	12	4
136	Yes	Abenarko	1613 KOCH CT	CHARLOTTEVILLE	22911	\$525,875	02/7/2024	Attached	2,221	Sold	8	3
137	Yes	Abenarko	5175 GOLF DR	CROZET	22932	\$526,807	05/2/2024	Attached	2,145	Sold	5	3
138	Yes	Abenarko	1623 KOCH CT	CHARLOTTEVILLE	22911	\$527,205	7/18/2024	Attached	2,221	Sold	7	3
139	Yes	Abenarko	1388 LACONIA LN	CHARLOTTEVILLE	22911	\$527,896	10/22/2024	Attached	2,656	Sold	10	4
140	Yes	Louisia	455 BAYBERRY LN	ZION CROSSROADS	22942	\$528,640	03/20/24	Attached	2,342	Sold	5	3
141	Yes	Abenarko	5170 GOLF DR	CROZET	22932	\$529,800	12/17/2024	Attached	2,145	Sold	12	4
142	Yes	Abenarko	1617 KOCH CT	CHARLOTTEVILLE	22911	\$529,945	02/6/2024	Attached	2,221	Sold	5	3
143	Yes	Abenarko	2046 MEYERS WAY	CROZET	22932	\$532,113	7/15/2024	Attached	1,915	Sold	7	3
144	Yes	Abenarko	5073 ORCHID BND	CHARLOTTEVILLE	22911	\$535,000	11/22/2024	Attached	2,081	Sold	11	4
145	Yes	Abenarko	3213 HORIZON RD	CHARLOTTEVILLE	22902	\$536,744	7/22/2024	Attached	2,306	Sold	7	3
146	Yes	Abenarko	1955 KOCH CT	CHARLOTTEVILLE	22911	\$538,850	10/15/2024	Attached	2,321	Sold	10	4
147	Yes	Abenarko	1274 LACONIA LN	CHARLOTTEVILLE	22911	\$542,062	7/31/2024	Attached	2,656	Sold	7	3
148	Yes	Abenarko	2025 MEYERS WAY	CROZET	22932	\$543,000	12/16/2024	Attached	2,445	Sold	12	4
149	Yes	Abenarko	3225 HORIZON RD	CHARLOTTEVILLE	22902	\$547,306	10/22/2024	Attached	2,306	Sold	10	4
150	Yes	Abenarko	3536 ROWCROSS ST	CROZET	22932	\$554,500	11/8/2024	Attached	2,145	Sold	11	4
151	Yes	Abenarko	1316 LACONIA LN	CHARLOTTEVILLE	22911	\$561,134	11/2/2024	Attached	2,656	Sold	11	4
152	Yes	Abenarko	2023 MEYERS WAY	CROZET	22932	\$561,000	10/15/2024	Attached	2,423	Sold	10	4
153	Yes	Abenarko	1286 LACONIA LN	CHARLOTTEVILLE	22911	\$562,639	12/16/2024	Attached	2,682	Sold	12	4
154	Yes	Abenarko	1313 LACONIA LN	CHARLOTTEVILLE	22911	\$563,847	02/2/2024	Attached	2,117	Sold	8	3
155	Yes	Abenarko	1288 LACONIA LN	CHARLOTTEVILLE	22911	\$564,582	02/21/2024	Attached	2,656	Sold	8	3
156	Yes	Abenarko	1904 KOCH CT	CHARLOTTEVILLE	22911	\$569,420	08/2/2024	Attached	2,321	Sold	8	3
157	Yes	Abenarko	1902 KOCH CT	CHARLOTTEVILLE	22911	\$569,500	08/2/2024	Attached	2,221	Sold	8	3
158	Yes	Abenarko	1380 LACONIA LN	CHARLOTTEVILLE	22911	\$570,883	12/16/2024	Attached	2,656	Sold	12	4
159	Yes	Abenarko	1336 LACONIA LN	CHARLOTTEVILLE	22911	\$573,973	11/20/2024	Attached	2,298	Sold	11	4
160	Yes	Abenarko	1654 KOCH CT	CHARLOTTEVILLE	22911	\$574,030	01/6/2024	Attached	2,321	Sold	8	3
161	Yes	Abenarko	1294 LACONIA LN	CHARLOTTEVILLE	22911	\$574,648	11/15/2024	Attached	2,656	Sold	11	4
162	Yes	Abenarko	942 ORION LN	CROZET	22932	\$574,900	7/30/2024	Attached	2,145	Sold	7	3
170	Yes	Louisia	421 BAYBERRY LN	ZION CROSSROADS	22942	\$608,934	11/26/2024	Attached	2,573	Sold	11	4
171	Yes	Abenarko	1279 LACONIA LN	CHARLOTTEVILLE	22911	\$609,740	7/15/2024	Attached	2,238	Sold	7	3
172	Yes	Abenarko	1317 LACONIA LN	CHARLOTTEVILLE	22911	\$620,290	02/8/2024	Attached	2,222	Sold	8	3
173	Yes	Abenarko	1287 LACONIA LN	CHARLOTTEVILLE	22911	\$623,550	7/15/2024	Attached	2,238	Sold	7	3
174	Yes	Abenarko	3500 ROWCROSS ST	CROZET	22932	\$629,730	10/3/2024	Attached	2,485	Sold	10	4
175	Yes	Abenarko	1293 LACONIA LN	CHARLOTTEVILLE	22911	\$681,451	7/25/2024	Attached	2,222	Sold	7	3
176	Yes	Abenarko	2043 MEYERS WAY	CROZET	22932	\$672,602	01/8/2024	Attached	2,117	Sold	8	3
177	Yes	Abenarko	2045 MEYERS WAY	CROZET	22932	\$674,400	03/19/2024	Attached	2,842	Sold	8	3
178	Yes	Abenarko	1311 LACONIA LN	CHARLOTTEVILLE	22911	\$678,426	02/3/2024	Attached	2,222	Sold	8	3
179	Yes	Abenarko	2049 MEYERS WAY	CROZET	22932	\$685,240	02/3/2024	Attached	2,844	Sold	8	3
180	Yes	Abenarko	3514 ROWCROSS ST	CROZET	22932	\$685,598	01/9/2024	Attached	2,485	Sold	5	3
181	Yes	Abenarko	1335 LACONIA LN	CHARLOTTEVILLE	22911	\$690,582	11/4/2024	Attached	2,117	Sold	11	4
182	Yes	Abenarko	3518 ROWCROSS ST	CROZET	22932	\$697,418	01/20/24	Attached	2,485	Sold	8	3
183	Yes	Abenarko	3502 ROWCROSS ST	CROZET	22932	\$733,590	10/31/2024	Attached	2,485	Sold	10	4
184	Yes	Abenarko	3510 ROWCROSS ST	CROZET	22932	\$747,246	10/10/2024	Attached	2,783	Sold	10	4
185	Yes	Charlotte	1315 PEN PARK LN	CHARLOTTEVILLE	22901	\$765,000	10/25/2024	Attached	2,835	Sold	10	4
186	Yes	Abenarko	3504 ROWCROSS ST	CROZET	22932	\$820,573	10/25/2024	Attached	2,783	Sold	10	4
93	MEDIAN				MEDIAN PRICE	\$473,185	PROPOSED LIMIT (95%)	\$ 448,526.75				

SINGLE-FAMILY HOMES - EXISTING												
New Cont	County	Address	City	Zip	Price	Closed Date	Property / Fin SF	Status	Month	So	Quarter	Yr
1	No	Nelson 307 DRUMHELLER LN	SHIPMAN	22871	\$42,000	8/30/2024	Detached	1,541 Sold	8	3		
2	No	Nelson 2180 SALEM RD	SCHUYLER	22869	\$53,000	8/8/2024	Detached	966 Sold	8	3		
3	No	Fuquay 1887 STAGE JUNCTION RD	COLUMBIA	23038	\$60,000	7/30/2024	Detached	1,274 Sold - Car	7	3		
4	No	Nelson 224 TWE BROOK HWY	PINEY RIVER	22964	\$65,100	12/18/2024	Detached	988 Sold	12	4		
5	No	Fuquay 2151 SE STAGE JUNCTION RD	COLUMBIA	23038	\$62,000	8/15/2024	Detached	816 Sold	8	3		
6	No	Greene 1333 DUNN'S SHOP RD	RUCKERSVILLE	22988	\$63,000	8/12/2024	Detached	732 Sold	8	3		
7	No	Fuquay 3481 ZION RD	TROY	22874	\$105,000	7/18/2024	Detached	848 Sold	7	3		
8	No	Greene 3390 SAGON HOLLOW RD	DYKE	22836	\$110,000	10/7/2024	Detached	1,980 Sold	10	4		
9	No	Louis 1521 OLD APPLE GROVE RD	MINERAL	23117	\$115,000	7/26/2024	Detached	905 Sold	7	3		
10	No	Abemarle 5548 THREE NOTCH RD	CROZET	22802	\$112,000	7/16/2024	Detached	1,152 Sold	7	3		
11	No	Abemarle 1802 ASHTON CHURCH RD	CHARLOTTESVILLE	22911	\$113,000	10/23/2024	Detached	1,318 Sold	10	4		
12	No	Abemarle 1913 GRAYS STORE RD	AFTON	22920	\$125,000	12/16/2024	Detached	2,048 Sold	12	4		
13	No	Louis 511 BYBEE RD	TROY	22974	\$145,000	9/25/2024	Detached	788 Sold	8	3		
14	No	Abemarle 1055 HACKTOWN RD	KESWICK	22847	\$145,477	8/13/2024	Detached	1,128 Sold	8	3		
15	No	Louis 103 SOUTH ST	LOUISA	23063	\$150,000	7/23/2024	Detached	562 Sold	7	3		
16	No	Fuquay 1933 VE RIVER RD	SCOTTSVILLE	24580	\$161,500	10/10/2024	Detached	800 Sold	10	4		
17	No	Greene 134 CRAWFORDS RD	DYKE	22836	\$165,000	10/10/2024	Detached	1,350 Sold	10	4		
18	No	Louis 23 GREENWOOD DR	LOUISA	23063	\$165,000	12/10/2024	Detached	1,322 Sold	12	4		
19	No	Nelson 244 DUTCH CREEK LN	SHIPMAN	22871	\$168,000	8/11/2024	Detached	840 Sold	8	3		
20	No	Greene 178 GHOST RDG	STANARDSVILLE	22873	\$165,000	7/22/2024	Detached	872 Sold	7	3		
21	No	Greene 2057 SHUFFLETT RD	FREE UNION	22940	\$175,000	10/1/2024	Detached	2,658 Sold	10	4		
22	No	Greene 120 ALBANO RD	BARBOURSVILLE	22823	\$180,000	8/29/2024	Detached	998 Sold	8	3		
23	No	Fuquay 1744 HARDWARE RD	SCOTTSVILLE	24580	\$182,500	8/7/2024	Detached	1,000 Sold	8	3		
24	No	Nelson 6975 ROCKFISH RIVER RD	SCHUYLER	22869	\$190,000	10/2/2024	Detached	1,516 Sold	10	4		
25	No	Fuquay 1918 MOUNT LN	PALMYRA	22863	\$195,000	12/12/2024	Detached	1,480 Sold	12	4		
26	No	Fuquay 5385 JAMES MADISON HWY	FORK UNION	22940	\$200,000	12/23/2024	Detached	1,194 Sold	12	4		
27	No	Nelson 922 FRONT ST	LOVINGSTON	22849	\$200,000	7/26/2024	Detached	5,725 Sold	7	3		
28	No	Fuquay 488 BREMO RD	BREMO BLUFF	23022	\$201,000	7/29/2024	Detached	1,378 Sold	7	3		
29	No	Fuquay 4749 HADEN MARTIN RD	PALMYRA	22863	\$205,000	8/6/2024	Detached	1,050 Sold	8	3		
30	No	Greene 283 GHOST RDG	STANARDSVILLE	22873	\$206,000	11/25/2024	Detached	600 Sold	11	4		
31	No	Nelson 921 TWE RIVER RD	ARRINGTON	22822	\$210,000	9/27/2024	Detached	1,255 Sold	9	3		
32	No	Charlottesville 1435 S HIGH ST	CHARLOTTESVILLE	22802	\$210,000	12/12/2024	Detached	948 Sold	12	4		
33	No	Abemarle 874 P AND D DR	KESWICK	22847	\$210,000	8/16/2024	Detached	1,200 Sold	8	3		
34	No	Greene 599 WESTWOOD RD	STANARDSVILLE	22873	\$210,000	7/15/2024	Detached	1,334 Sold	7	3		
35	No	Greene 146 EARTH WAY DR	STANARDSVILLE	22873	\$210,000	9/4/2024	Detached	2,064 Sold	9	3		
36	No	Abemarle 5977 BUFFALO RIVER RD	EARLYSVILLE	22936	\$212,500	10/16/2024	Detached	2,240 Sold	10	4		
37	No	Abemarle 4205 EARLYSVILLE RD	EARLYSVILLE	22936	\$215,000	7/8/2024	Detached	1,532 Sold	7	3		
38	No	Abemarle 2532 BLACKBERRY RD	AFTON	22920	\$220,000	8/14/2024	Detached	1,377 Sold - Car	8	3		
39	No	Charlottesville 878 RIDGE ST	CHARLOTTESVILLE	22802	\$220,000	10/18/2024	Detached	1,552 Sold	10	4		
40	No	Nelson 7548 LAUREL RD	SHIPMAN	22871	\$220,000	12/17/2024	Detached	1,289 Sold	12	4		
41	No	Greene 293 JUDGES RD	STANARDSVILLE	22873	\$225,000	8/18/2024	Detached	1,198 Sold	8	3		
42	No	Louis 1808 GARDENERS RD	MINERAL	23117	\$227,800	8/19/2024	Detached	1,348 Sold	8	3		
43	No	Fuquay 6 ROCKWOOD LN	PALMYRA	22863	\$235,000	11/12/2024	Detached	1,008 Sold	11	4		
44	No	Abemarle 3580 GREEN CREEK RD	SCHUYLER	22869	\$235,000	11/15/2024	Detached	980 Sold	11	4		
45	No	Louis 11 SACRED HEART AVE	MINERAL	23117	\$239,700	8/30/2024	Detached	936 Sold	8	3		
46	No	Charlottesville 808 HENRY AVE	CHARLOTTESVILLE	22803	\$240,000	7/1/2024	Detached	988 Sold - Car	7	3		
47	No	Fuquay 1 INLET CIR	PALMYRA	22863	\$240,000	8/7/2024	Detached	912 Sold	8	3		
48	No	Fuquay 407 GLENNYDON DR	BREMO BLUFF	23022	\$242,000	9/30/2024	Detached	960 Sold	9	3		
49	No	Fuquay 53 SMITH LN	BREMO BLUFF	23022	\$242,350	7/23/2024	Detached	1,241 Sold	7	3		
50	No	Abemarle 522 NOTTINGHAM RD	CHARLOTTESVILLE	22801	\$250,000	12/23/2024	Detached	2,538 Sold - Car	12	4		
51	No	Charlottesville 884 RIDGE ST	CHARLOTTESVILLE	22802	\$250,000	10/11/2024	Detached	1,800 Sold	10	4		
52	No	Fuquay 988 EAST RIVER RD	FORK UNION	22940	\$250,000	7/3/2024	Detached	1,000 Sold	7	3		
53	No	Fuquay 13 STONEFIELD RD	PALMYRA	22863	\$250,000	8/30/2024	Detached	1,198 Sold	8	3		
54	No	Greene 1973 SWIFT RUN RD	RUCKERSVILLE	22988	\$250,000	8/28/2024	Detached	2,018 Sold	8	3		
55	No	Abemarle 3092 STONY POINT RD	CHARLOTTESVILLE	22911	\$250,100	12/3/2024	Detached	1,296 Sold - Car	12	4		
56	No	Greene 773 BAYBOW LN	STANARDSVILLE	22873	\$252,000	10/28/2024	Detached	1,077 Sold	10	4		
57	No	Fuquay 130 FLOYD LN	SCOTTSVILLE	24580	\$255,000	12/20/2024	Detached	940 Sold	12	4		
58	No	Fuquay 20 KOWA LN	PALMYRA	22863	\$260,000	8/13/2024	Detached	1,248 Sold	8	3		
59	No	Nelson 1029 ROCKFISH CROSSING	SCHUYLER	22869	\$260,000	7/31/2024	Detached	1,584 Sold	7	3		
60	No	Louis 509 VIRGINIA AVE	MINERAL	23117	\$263,800	10/10/2024	Detached	1,040 Sold	10	4		
61	No	Fuquay 26 ENGLEWOOD DR	PALMYRA	22863	\$265,000	7/12/2024	Detached	1,200 Sold	7	3		
62	No	Fuquay 3188 LONG ACRE RD	PALMYRA	22863	\$265,000	8/28/2024	Detached	1,032 Sold	8	3		
63	No	Greene 185 PORTER PL	BARBOURSVILLE	22823	\$269,500	8/28/2024	Detached	980 Sold	8	3		
64	No	Nelson 2390 PHOENIX RD	ARRINGTON	22822	\$269,900	8/19/2024	Detached	1,388 Sold	8	3		
65	No	Fuquay 339 DOGWOOD DR	KENTS STORE	23064	\$270,000	8/19/2024	Detached	1,152 Sold	8	3		
66	No	Fuquay 435 THE CROSS RD	SCOTTSVILLE	24580	\$271,700	8/21/2024	Detached	1,185 Sold	8	3		
67	No	Louis 21 ZION CT	GORDONSVILLE	22942	\$274,500	8/19/2024	Detached	1,848 Sold	8	3		
68	No	Abemarle 9486 OLD GREEN MOUNTAIN RD	ESMONT	22937	\$275,000	7/2/2024	Detached	1,748 Sold	7	3		
69	No	Louis 328 THACKER RD	MINERAL	23117	\$275,000	9/30/2024	Detached	1,188 Sold	9	3		
70	No	Fuquay 90 RIVERSIDE DR	PALMYRA	22863	\$275,000	9/20/2024	Detached	1,304 Sold	9	3		
71	No	Fuquay 47 JEFFERSON DR	PALMYRA	22863	\$275,000	9/20/2024	Detached	1,212 Sold	9	3		
72	No	Nelson 4925 CRABTREE FALLS HWY	TROY	22876	\$278,000	12/16/2024	Detached	790 Sold	12	4		
73	No	Charlottesville 923 NASSAU ST	CHARLOTTESVILLE	22802	\$278,000	7/26/2024	Detached	960 Sold	7	3		
74	No	Greene 95 HEIGHTS HILL RD	BARBOURSVILLE	22823	\$280,000	12/17/2024	Detached	1,312 Sold	12	4		
75	No	Abemarle 480 VALLEY ST	SCOTTSVILLE	24580	\$280,000	12/23/2024	Detached	1,088 Sold	12	4		
76	No	Greene 81 PENDLETON WAY	STANARDSVILLE	22873	\$280,000	10/23/2024	Detached	1,100 Sold	10	4		
77	No	Greene 90 SUNSET CIR	STANARDSVILLE	22873	\$280,000	11/5/2024	Detached	1,080 Sold	11	4		
78	No	Charlottesville 1012 HOLMES AVE	CHARLOTTESVILLE	22801	\$282,000	12/12/2024	Detached	962 Sold	12	4		
79	No	Fuquay 17 RIVERSIDE DR	PALMYRA	22863	\$283,500	8/7/2024	Detached	1,256 Sold	8	3		
80	No	Abemarle 3019 MORGANTOWN RD	PY	22803	\$285,000	12/20/2024	Detached	1,008 Sold	12	4		
81	No	Fuquay 17 NORTHWOOD RD	PALMYRA	22863	\$285,000	12/18/2024	Detached	1,541 Sold	12	4		
82	No	Fuquay 179 JEFFERSON DR	PALMYRA	22863	\$285,000	12/23/2024	Detached	1,040 Sold	12	4		
83	No	Fuquay 2 LAUREL LN	PALMYRA	22863	\$285,000	12/23/2024	Detached	1,198 Sold	12	4		
84	No	Fuquay 15 WILLOWOOD DR	PALMYRA	22863	\$285,000	7/24/2024	Detached	1,300 Sold	7	3		
85	No	Fuquay 32 JENNINGS DR	PALMYRA	22863	\$285,000	7/3/2024	Detached	1,296 Sold	7	3		
86	No	Nelson 1631 COW HOLLOW RD	ROSELAND	22967	\$285,000	11/22/2024	Detached	1,440 Sold	11	4		
87	No	Greene 1145 CARPENTERS MILL RD	RUCKERSVILLE	22988	\$285,000	10/24/2024	Detached	1,198 Sold	10	4		
88	No	Fuquay 773 BEALS LN	SCOTTSVILLE	24580	\$285,000	8/19/2024	Detached	1,248 Sold	8	3		
89	No	Fuquay 1495 MOUNTAIN LAUREL RD	PALMYRA	22863	\$286,000	7/30/2024	Detached	1,272 Sold	7	3		
90	No	Louis 4791 DAVIS HWY	LOUISA	23063	\$287,000	10/25/2024	Detached	1,708 Sold	10	4		
91	No	Charlottesville 108 N BAKER ST	CHARLOTTESVILLE	22803	\$289,000	7/22/2024	Detached	1,880 Sold	7	3		
92	No	Fuquay 6 BUNKER BLVD	PALMYRA	22863	\$289,500	8/7/2024	Detached	1,170 Sold	8	3		
93	No	Charlottesville 933 HEMLOCK LN	CHARLOTTESVILLE	22803	\$290,000	12/16/2024	Detached	925 Sold	12	4		
94	No	Louis 8448 LOUISA RD	GORDONSVILLE	22942	\$290,000	8/30/2024	Detached	1,214 Sold	8	3		
95	No	Fuquay 15 LONG LEAF LN	PALMYRA	22863	\$290,000	10/31/2024	Detached	1,120 Sold	10	4		
96	No	Greene 262 HEATHERTON DR	RUCKERSVILLE	22988	\$290,000	8/30/2024	Detached	1,200 Sold	8	3		

97	No	Fuvarna	898 JEFFERSON DR	PALMYRA	22963	\$290,816	8/15/2024	Detached	1,456	Sold	8	3
98	No	Charlotte	628 NORTH AVE	CHARLOTTEVILLE	22901	\$291,000	12/16/2024	Detached	962	Sold	12	4
99	No	Nelson	16912 CROFTREE FALLS HWY	MONTEBELLO	24464	\$292,500	06/23/2024	Detached	1,400	Sold	8	3
100	No	Fuvarna	45 COLONIAL RD	PALMYRA	22963	\$293,000	7/16/2024	Detached	1,224	Sold	7	3
101	No	Greene	598 WOOD DR	RUCKERSVILLE	22968	\$294,500	11/16/2024	Detached	1,098	Sold	11	4
102	No	Nelson	1937 GREENFIELD RD	AFTON	22920	\$295,000	11/4/2024	Detached	1,512	Sold	11	4
103	No	Charlotte	1113 CHERRY AVE	CHARLOTTEVILLE	22903	\$295,000	11/22/2024	Detached	1,584	Sold	11	4
104	No	Fuvarna	17067 JAMES MADISON HWY	PALMYRA	22963	\$295,000	7/12/2024	Detached	1,500	Sold	7	3
105	No	Nelson	1447 STEVENS COVE RD	LOVINGSTON	22949	\$298,500	10/25/2024	Detached	2,312	Sold	10	4
106	No	Fuvarna	12 OVERLOOK CIR	PALMYRA	22963	\$299,000	03/02/2024	Detached	1,458	Sold	8	3
107	No	Abemarle	3647 RICHMOND RD	KESWICK	22947	\$300,000	03/30/2024	Detached	1,882	Sold	8	3
108	No	Fuvarna	26 TURKEYSAG TRL	PALMYRA	22963	\$300,000	02/13/2024	Detached	1,498	Sold	8	3
109	No	Fuvarna	4 HAWERSACK RD	PALMYRA	22963	\$300,000	02/08/2024	Detached	1,352	Sold	8	3
110	No	Fuvarna	10 AUSTIN DR	PALMYRA	22963	\$301,000	03/08/2024	Detached	1,582	Sold	8	3
111	No	Fuvarna	1605 ANTIOCH RD	SCOTTSDALE	24590	\$304,000	11/22/2024	Detached	1,280	Sold	11	4
112	No	Nelson	1102 DUNCAN HOLLOW LOOP	FABER	22938	\$305,000	11/08/2024	Detached	1,200	Sold - Cor	11	4
113	No	Louis	589 BELMONT LN	LOUISA	23093	\$305,000	10/31/2024	Detached	981	Sold	10	4
114	No	Abemarle	5973 SAINT GEORGE AVE	CROZET	22832	\$306,000	10/17/2024	Detached	1,888	Sold	10	4
115	No	Fuvarna	53 LAFAYETTE DR	PALMYRA	22963	\$308,500	11/4/2024	Detached	2,352	Sold	11	4
116	No	Fuvarna	887 JEFFERSON DR	PALMYRA	22963	\$308,800	01/23/2024	Detached	1,320	Sold	8	3
117	No	Nelson	337 PULLETS PL	NELLYSFORD	22958	\$310,000	7/16/2024	Detached	1,290	Sold	7	3
118	No	Greene	579 MILLER MOUNTAIN RD	RUCKERSVILLE	22968	\$310,000	12/5/2024	Detached	2,152	Sold	12	4
119	No	Greene	803 LOCUST LN	RUCKERSVILLE	22968	\$312,000	7/9/2024	Detached	1,040	Sold	7	3
120	No	Louis	707 VIRGINIA AVE	MINERAL	23117	\$315,000	03/30/2024	Detached	1,488	Sold	8	3
121	No	Fuvarna	157 JEFFERSON DR	PALMYRA	22963	\$315,000	10/21/2024	Detached	1,435	Sold	10	4
122	No	Fuvarna	18 WISTERIA WAY	PALMYRA	22963	\$317,000	11/01/2024	Detached	1,352	Sold	11	4
123	No	Fuvarna	45 WILDWOOD DR	PALMYRA	22963	\$320,000	12/13/2024	Detached	1,536	Sold	12	4
124	No	Fuvarna	507 JEFFERSON DR	PALMYRA	22963	\$320,000	12/18/2024	Detached	2,484	Sold	12	4
125	No	Greene	893 PREDDY CREEK RD	BARBOURSVILLE	22923	\$321,500	7/1/2024	Detached	1,338	Sold	7	3
126	No	Nelson	14872 THOMAS NELSON HWY	LOVINGSTON	22949	\$322,000	7/23/2024	Detached	2,728	Sold	7	3
127	No	Greene	122 PETUNIA RD	RUCKERSVILLE	22968	\$322,000	11/16/2024	Detached	1,250	Sold	11	4
128	No	Abemarle	1784 ASHTON CHURCH RD	CHARLOTTEVILLE	22911	\$324,800	11/26/2024	Detached	788	Sold	11	4
129	No	Fuvarna	2430 JAMES MADISON HWY	BREM BLUFF	23022	\$325,000	02/02/2024	Detached	1,875	Sold	8	3
130	No	Charlotte	421 NW 9TH ST	CHARLOTTEVILLE	22903	\$325,000	12/20/2024	Detached	2,036	Sold	12	4
131	No	Charlotte	309 FAIRWAY AVE	CHARLOTTEVILLE	22902	\$328,000	7/3/2024	Detached	844	Sold	7	3
132	No	Louis	228 TROY RD	LOUISA	23095	\$328,000	02/23/2024	Detached	1,348	Sold	10	4
133	No	Abemarle	120 DOGWOOD HTS	SCOTTSDALE	24590	\$328,000	10/28/2024	Detached	1,620	Sold	10	4
134	No	Greene	152 MAE DR	STANARDSVILLE	22973	\$328,000	01/19/2024	Detached	1,120	Sold	8	3
135	No	Fuvarna	17 KINGSWOOD RD	PALMYRA	22963	\$328,425	12/30/2024	Detached	1,740	Sold	12	4
136	No	Greene	71 BLUE BELL RD	RUCKERSVILLE	22968	\$328,000	7/26/2024	Detached	1,364	Sold	7	3
137	No	Fuvarna	697 JEFFERSON DR	PALMYRA	22963	\$329,500	7/26/2024	Detached	1,582	Sold	7	3
138	No	Nelson	8164 FABER RD	FABER	22938	\$330,000	7/22/2024	Detached	1,298	Sold	7	3
139	No	Fuvarna	18 BEGUM RD	PALMYRA	22963	\$330,000	12/5/2024	Detached	1,498	Sold	12	4
140	No	Fuvarna	11 ROCKWOOD LN	PALMYRA	22963	\$330,000	7/31/2024	Detached	1,556	Sold	7	3
141	No	Greene	37 MADISON RD	STANARDSVILLE	22973	\$331,000	12/31/2024	Detached	2,638	Sold	12	4
142	No	Charlotte	230 BROOKWOOD DR	CHARLOTTEVILLE	22902	\$335,000	05/20/2024	Detached	1,008	Sold	6	3
143	No	Nelson	SPRUCE CREEK LN	ROSELAND	22967	\$335,000	12/30/2024	Detached	650	Sold	12	4
144	No	Louis	13 CLEARWATER CT	GORDONSVILLE	22942	\$337,000	12/09/2024	Detached	1,440	Sold	12	4
145	No	Nelson	2218 BERRY HILL RD	NELLYSFORD	22958	\$339,000	11/4/2024	Detached	480	Sold	11	4
146	No	Abemarle	4770 COVE GARDEN RD	NORTH GARDEN	22959	\$339,750	07/7/2024	Detached	1,380	Sold	8	3
147	No	Charlotte	128 BELLEVIEW AVE	CHARLOTTEVILLE	22901	\$340,000	11/20/2024	Detached	1,172	Sold	11	4
148	No	Fuvarna	18 POSSUM LN	PALMYRA	22963	\$340,000	7/26/2024	Detached	1,641	Sold	7	3
149	No	Fuvarna	23 ZEPHYR RD	PALMYRA	22963	\$340,000	02/02/2024	Detached	1,522	Sold	6	3
150	No	Greene	487 WESTWOOD RD	STANARDSVILLE	22973	\$340,000	12/10/2024	Detached	2,028	Sold	12	4
151	No	Louis	483 PINEHURST DR	GORDONSVILLE	22942	\$344,500	10/2/2024	Detached	1,517	Sold	10	4
152	No	Abemarle	1517 LAKE FOREST DR	CHARLOTTEVILLE	22901	\$345,000	07/7/2024	Detached	2,894	Sold	8	3
153	No	Louis	KENTS MILI RD	LOUISA	23060	\$345,000	12/16/2024	Detached	1,440	Sold	12	4
154	No	Fuvarna	14 MONSIEUR DR	PALMYRA	22963	\$345,000	11/16/2024	Detached	1,428	Sold	11	4
155	No	Greene	24 KNOXHILL CIR	RUCKERSVILLE	22968	\$345,000	11/18/2024	Detached	1,582	Sold	11	4
156	No	Abemarle	3072 STONY POINT RD	CHARLOTTEVILLE	22911	\$347,000	11/22/2024	Detached	1,584	Sold	11	4
157	No	Fuvarna	21 WEST LAKE FOREST DR	PALMYRA	22963	\$347,000	10/7/2024	Detached	1,580	Sold	10	4
158	No	Abemarle	527 JESTER LN	CHARLOTTEVILLE	22911	\$349,000	11/15/2024	Detached	1,916	Sold	11	4
159	No	Fuvarna	222 PINE LN	FORK UNION	23055	\$349,000	01/16/2024	Detached	3,638	Sold	8	3
160	No	Fuvarna	5 BUNKER BLVD	PALMYRA	22963	\$349,000	7/30/2024	Detached	1,647	Sold	7	3
161	No	Greene	304 CORDELLA DR	RUCKERSVILLE	22968	\$349,000	7/23/2024	Detached	1,344	Sold	7	3
162	No	Greene	1021 MORNING GLORY TURN	RUCKERSVILLE	22968	\$349,700	10/25/2024	Detached	2,000	Sold	10	4
163	No	Greene	315 CORDELLA DR	RUCKERSVILLE	22968	\$349,500	7/30/2024	Detached	1,588	Sold	7	3
164	No	Nelson	210 CABELL MOUNTAIN LN	ARRINGTON	22922	\$350,000	12/18/2024	Detached	1,792	Sold	12	4
165	No	Charlotte	1092 SE 2ND ST	CHARLOTTEVILLE	22902	\$350,000	12/19/2024	Detached	1,100	Sold	12	4
166	No	Louis	209 APPLE ORCHARD RD	LOUISA	23060	\$350,000	7/25/2024	Detached	1,924	Sold	7	3
167	No	Greene	328 W DAFFODIL RD	RUCKERSVILLE	22968	\$350,000	12/4/2024	Detached	1,597	Sold	12	4
168	No	Abemarle	2973 ROLLING RD	SCOTTSDALE	24590	\$350,000	12/16/2024	Detached	1,232	Sold	12	4
169	No	Nelson	28 FEYN CR	WINTERGREEN RES	22967	\$350,000	7/19/2024	Detached	1,380	Sold	7	3
170	No	Fuvarna	952 MAJOR MANOR RD	PALMYRA	22963	\$353,000	11/13/2024	Detached	1,836	Sold	11	4
171	No	Greene	93 DANIELS RD	BARBOURSVILLE	22923	\$355,000	7/24/2024	Detached	1,556	Sold	7	3
172	No	Fuvarna	5 BASKIN CT	PALMYRA	22963	\$355,000	7/8/2024	Detached	1,931	Sold	7	3
173	No	Fuvarna	757 JEFFERSON DR	PALMYRA	22963	\$355,000	02/02/2024	Detached	1,738	Sold	6	3
174	No	Louis	123 LAMS DR	GORDONSVILLE	22942	\$356,000	7/1/2024	Detached	1,790	Sold	7	3
175	No	Greene	344 LEXINGTON WAY	STANARDSVILLE	22973	\$356,000	11/27/2024	Detached	1,040	Sold	11	4
176	No	Fuvarna	14 STONEFIELD RD	PALMYRA	22963	\$357,000	02/23/2024	Detached	2,816	Sold	8	3
177	No	Greene	829 CEDAR GROVE RD	RUCKERSVILLE	22968	\$358,000	10/28/2024	Detached	1,458	Sold	10	4
178	No	Fuvarna	45 MOREWOOD PL	PALMYRA	22963	\$359,000	01/13/2024	Detached	1,670	Sold	8	3
179	No	Abemarle	407 BERWICK CT	CHARLOTTEVILLE	22901	\$360,000	11/27/2024	Detached	2,875	Sold	11	4
180	No	Fuvarna	89 REVERDE DR	PALMYRA	22963	\$360,000	10/15/2024	Detached	1,568	Sold	10	4
181	No	Fuvarna	1 WOODRIDGE RD	PALMYRA	22963	\$360,000	10/4/2024	Detached	2,808	Sold	10	4
182	No	Fuvarna	35 BROOKHAM RD	PALMYRA	22963	\$360,000	12/4/2024	Detached	2,516	Sold	12	4
183	No	Fuvarna	63 TURKEYSAG TRL	PALMYRA	22963	\$360,000	01/23/2024	Detached	1,932	Sold	8	3
184	No	Greene	690 CARODON DR	RUCKERSVILLE	22968	\$360,000	12/19/2024	Detached	1,316	Sold	12	4
185	No	Fuvarna	78 BRIDLEWOOD DR	PALMYRA	22963	\$361,790	7/3/2024	Detached	1,484	Sold	7	3
186	No	Louis	313 CARDINAL RD	LOUISA	23060	\$363,000	10/16/2024	Detached	1,924	Sold	10	4
187	No	Louis	140 SECLUSION SHORES DR	MINERAL	23117	\$365,000	02/23/2024	Detached	1,144	Sold	8	3
188	No	Fuvarna	53 HARDWOOD DR	PALMYRA	22963	\$365,000	10/9/2024	Detached	2,132	Sold	10	4
189	No	Fuvarna	6 WATTS CIR	PALMYRA	22963	\$365,000	02/2/2024	Detached	3,458	Sold	8	3
190	No	Fuvarna	248 JEFFERSON DR	PALMYRA	22963	\$365,000	08/20/2024	Detached	2,500	Sold	8	3
191	No	Greene	216 GREENE LEA DR	RUCKERSVILLE	22968	\$369,000	7/26/2024	Detached	1,542	Sold	7	3
192	No	Greene	523 HIDDEN LN	STANARDSVILLE	22973	\$369,000	01/10/2024	Detached	1,790	Sold	6	3
193	No	Charlotte	717 ELM ST	CHARLOTTEVILLE	22903	\$370,000	12/13/2024	Detached	1,008	Sold	12	4
194	No	Louis	4188 S SPOTSWOOD TRL	GORDONSVILLE	22942	\$370,000	12/13/2024	Detached	1,904	Sold	12	4
195	No	Fuvarna	542 JEFFERSON DR	PALMYRA	22963	\$370,000	12/4/2024	Detached	1,788	Sold	12	4

196	No	Fuvarna	7 PUTT CIR	PALMYRA	22663	\$370,000	7/25/2024	Detached	1,424	Sold	7	3
197	No	Geane	46 NORFORD DR	RUCKERSVILLE	22666	\$372,000	7/25/2024	Detached	1,296	Sold	7	3
198	No	Fuvarna	29 TURKEYSAG TRL	PALMYRA	22663	\$372,500	10/31/2024	Detached	1,722	Sold	16	4
199	No	Abermark	522 MOORESE DR	CHARLOTTEVILLE	22601	\$375,000	12/3/2024	Detached	1,188	Sold	12	4
200	No	Abermark	1514 ASHTON CHURCH RD	CHARLOTTEVILLE	22611	\$375,000	12/3/2024	Detached	1,362	Sold	12	4
201	No	Fuvarna	88 ARCHER DR	PALMYRA	22663	\$375,000	10/22/2024	Detached	1,388	Sold	16	4
202	No	Fuvarna	5 LIVING TER	PALMYRA	22663	\$375,000	10/8/2024	Detached	1,578	Sold	16	4
203	No	Fuvarna	31 ZEPHYR RD	PALMYRA	22663	\$375,000	7/19/2024	Detached	2,128	Sold	7	3
204	No	Fuvarna	17 FAIRWAY DR	PALMYRA	22663	\$375,000	8/20/2024	Detached	2,256	Sold	8	3
205	No	Nelson	6528 ROCKY RIVER RD	SCHUYLER	22669	\$375,000	12/19/2024	Detached	5,886	Sold	12	4
206	No	Geane	477 WESTWOOD RD	STANARDSVILLE	22673	\$377,500	7/26/2024	Detached	1,448	Sold	7	3
207	No	Geane	319 GREENE LEA DR	RUCKERSVILLE	22666	\$378,100	10/31/2024	Detached	1,906	Sold	16	4
208	No	Abermark	529 JESTER LN	CHARLOTTEVILLE	22611	\$380,000	7/16/2024	Detached	2,136	Sold	7	3
209	No	Louisa	128 WEST ST	LOUISA	23063	\$380,000	12/23/2024	Detached	2,082	Sold	12	4
210	No	Fuvarna	11 BUNKER BLVD	PALMYRA	22663	\$380,000	11/12/2024	Detached	2,082	Sold	11	4
211	No	Fuvarna	8547 WEST RIVER RD	SCOTTSDALE	24590	\$380,000	11/20/2024	Detached	2,886	Sold	11	4
212	No	Nelson	491 MOUNTAIN RIDGE LN	SHIPMAN	22671	\$380,000	7/18/2024	Detached	1,888	Sold	7	3
213	No	Geane	154 RESERVOR DR	STANARDSVILLE	22673	\$380,000	10/17/2024	Detached	2,498	Sold	16	4
214	No	Nelson	294 THREE FORK LN	FABER	22638	\$382,000	7/2/2024	Detached	1,876	Sold	7	3
215	No	Fuvarna	21 OAK GROVE RD	PALMYRA	22663	\$382,000	7/18/2024	Detached	1,956	Sold	7	3
216	No	Geane	96 SWEET PEA RD	RUCKERSVILLE	22666	\$382,000	12/20/2024	Detached	2,704	Sold	12	4
217	No	Fuvarna	43 LAFAYETTE DR	PALMYRA	22663	\$382,500	8/16/2024	Detached	2,322	Sold	8	3
218	No	Louisa	4256 CAMPBELL RD	TROY	22674	\$382,500	10/24/2024	Detached	1,832	Sold	16	4
219	No	Geane	14 HIGH VIEW RD	STANARDSVILLE	22673	\$383,000	9/19/2024	Detached	2,812	Sold	8	3
220	No	Fuvarna	8 SHILOH CT	PALMYRA	22663	\$385,000	9/3/2024	Detached	2,347	Sold	8	3
221	No	Geane	81 MANNE CT	RUCKERSVILLE	22666	\$385,000	8/29/2024	Detached	1,446	Sold	8	3
222	No	Geane	335 FREDDY CREEK DR	RUCKERSVILLE	22663	\$385,000	8/23/2024	Detached	1,836	Sold	16	4
223	No	Fuvarna	101 TRILLIUM LN	TROY	22674	\$385,000	7/22/2024	Detached	1,704	Sold	7	3
224	No	Fuvarna	95 VIRGINIA AVE	PALMYRA	22663	\$387,000	11/14/2024	Detached	1,337	Sold	11	4
225	No	Charlottes	321 MONTE VISTA AVE	CHARLOTTEVILLE	22603	\$389,000	8/7/2024	Detached	1,782	Sold	8	3
226	No	Charlottes	117 NORTH BAKER ST	CHARLOTTEVILLE	22603	\$390,000	11/4/2024	Detached	1,544	Sold	11	4
227	No	Charlottes	105 AZALEA DR	CHARLOTTEVILLE	22603	\$390,000	8/12/2024	Detached	1,082	Sold	8	3
228	No	Abermark	1738 WHITE HALL RD	CRDZET	22632	\$390,000	10/8/2024	Detached	1,278	Sold	16	4
229	No	Nelson	610 STONE CHIMNEYS RD	NELLYSFORD	22668	\$390,000	8/1/2024	Detached	1,432	Sold	8	3
230	No	Geane	639 OAK ST	RUCKERSVILLE	22666	\$390,000	7/3/2024	Detached	1,686	Sold	7	3
231	No	Louisa	158 NOTTINGHAM RD	LOUISA	23063	\$390,750	10/25/2024	Detached	2,036	Sold	16	4
232	No	Nelson	288 BLAND WADE LN	AFTON	22620	\$391,000	9/30/2024	Detached	1,516	Sold	8	3
233	No	Abermark	993 HOLLY RIDGE RD	KESWICK	22647	\$392,000	8/7/2024	Detached	1,296	Sold	8	3
234	No	Nelson	92 ROOSTER RIDGE RD	ROSELAND	22667	\$395,000	7/30/2024	Detached	1,812	Sold	7	3
235	No	Nelson	1280 CAMPBELLS MOUNTAIN RD	TYRO	22076	\$395,000	11/15/2024	Detached	1,356	Sold	11	4
236	No	Abermark	1535 OLD LYNCHBURG RD	CHARLOTTEVILLE	22603	\$396,000	7/2/2024	Detached	1,008	Sold	7	3
237	No	Charlottes	1460 RIVER RD	CHARLOTTEVILLE	22601	\$397,000	8/22/2024	Detached	2,816	Sold	8	3
238	No	Abermark	2385 WILLIAMSBURG RD	CHARLOTTEVILLE	22601	\$399,000	10/31/2024	Detached	1,338	Sold	16	4
239	No	Charlottes	1214 PRESTON AVE	CHARLOTTEVILLE	22603	\$399,000	10/31/2024	Detached	1,356	Sold	16	4
240	No	Abermark	1507 BLICK RD	CRDZET	22632	\$399,800	7/23/2024	Detached	1,296	Sold	7	3
241	No	Geane	332 WOODCOCK WAY	FREE UNION	22640	\$399,900	9/23/2024	Detached	2,648	Sold	8	3
242	No	Abermark	2511 COMMONWEALTH DR	CHARLOTTEVILLE	22601	\$400,000	7/1/2024	Detached	3,126	Sold	7	3
243	No	Charlottes	113 S PIEDMONT AVE	CHARLOTTEVILLE	22603	\$400,000	11/7/2024	Detached	1,856	Sold	11	4
244	No	Charlottes	112 GREENRIVER TER	CHARLOTTEVILLE	22601	\$400,000	8/12/2024	Detached	1,886	Sold	8	3
245	No	Charlottes	1027 SAINT CHARLES AVE	CHARLOTTEVILLE	22601	\$400,000	8/14/2024	Detached	1,487	Sold - Car	8	3
246	No	Abermark	1217 ORCHARD DR	CRDZET	22632	\$400,000	11/1/2024	Detached	2,194	Sold	11	4
247	No	Abermark	5631 WAYLAND DR	CRDZET	22632	\$400,000	7/10/2024	Detached	1,466	Sold	7	3
248	No	Abermark	515 STONEFIELD CIR	EARLYSVILLE	22636	\$400,000	12/6/2024	Detached	2,924	Sold - Car	12	4
249	No	Fuvarna	907 JEFFERSON DR	PALMYRA	22663	\$400,000	10/22/2024	Detached	2,256	Sold	16	4
250	No	Fuvarna	49 AMETHYST DR	PALMYRA	22663	\$400,000	11/12/2024	Detached	2,988	Sold	11	4
251	No	Fuvarna	16 BRIDLEWOOD DR	PALMYRA	22663	\$400,000	12/2/2024	Detached	1,948	Sold	12	4
252	No	Fuvarna	89 ROBINS CT	PALMYRA	22663	\$400,000	12/30/2024	Detached	2,322	Sold	12	4
253	No	Fuvarna	4 ASHTON RD	PALMYRA	22663	\$400,000	8/29/2024	Detached	1,826	Sold	8	3
254	No	Fuvarna	41 DOUGLEG RD	PALMYRA	22663	\$401,000	10/31/2024	Detached	2,104	Sold	16	4
255	No	Fuvarna	11 HORSEBACK LN	PALMYRA	22663	\$402,500	10/21/2024	Detached	2,724	Sold	16	4
256	No	Charlottes	2303 DELLMEAD LN	CHARLOTTEVILLE	22601	\$404,790	12/19/2024	Detached	2,498	Sold	12	4
257	No	Abermark	115 COMMONWEALTH CIR	CHARLOTTEVILLE	22601	\$405,000	12/5/2024	Detached	1,956	Sold	12	4
258	No	Fuvarna	384 JEFFERSON DR	PALMYRA	22663	\$405,000	8/7/2024	Detached	2,428	Sold	8	3
259	No	Geane	127 MORNING GLORY RD	RUCKERSVILLE	22666	\$405,000	11/15/2024	Detached	2,724	Sold	11	4
260	No	Geane	11 MANNE CT	RUCKERSVILLE	22666	\$405,000	7/26/2024	Detached	1,918	Sold	7	3
261	No	Fuvarna	141 PRT DEPENS RD	SCOTTSDALE	24590	\$408,000	7/1/2024	Detached	1,797	Sold	7	3
262	No	Charlottes	503 HANCOCK ST	CHARLOTTEVILLE	22603	\$410,000	10/23/2024	Detached	1,546	Sold	16	4
263	No	Charlottes	502 SW 9TH ST	CHARLOTTEVILLE	22603	\$410,000	7/15/2024	Detached	986	Sold	7	3
264	No	Fuvarna	42 OAK GROVE RD	PALMYRA	22663	\$410,000	8/22/2024	Detached	2,756	Sold	8	3
265	No	Fuvarna	198 BOXWOOD LN	PALMYRA	22663	\$410,000	8/29/2024	Detached	1,722	Sold	8	3
266	No	Geane	28 W CEDAR DR	RUCKERSVILLE	22666	\$412,000	7/23/2024	Detached	1,547	Sold	7	3
267	No	Fuvarna	709 JEFFERSON DR	PALMYRA	22663	\$413,000	8/5/2024	Detached	2,176	Sold	8	3
268	No	Geane	793 GERANUM RD	22668	\$413,500	8/15/2024	Detached	2,432	Sold	8	3	
269	No	Geane	6381 FLINTSTONE DR	BARBERSVILLE	22652	\$415,000	12/20/2024	Detached	2,194	Sold	12	4
270	No	Abermark	2116 DOMINION DR	CHARLOTTEVILLE	22601	\$415,000	11/21/2024	Detached	1,512	Sold	11	4
271	No	Abermark	1915 ENGLISH OAKS CIR N	CHARLOTTEVILLE	22611	\$415,000	8/5/2024	Detached	1,667	Sold	8	3
272	No	Abermark	1301 ORCHARD DR	CRDZET	22632	\$415,000	12/16/2024	Detached	2,054	Sold	12	4
273	No	Abermark	2175 PRAY RD	RUCKERSVILLE	22666	\$415,000	9/4/2024	Detached	1,596	Sold	8	3
274	No	Geane	194 BAMB DR	RUCKERSVILLE	22666	\$415,000	9/8/2024	Detached	2,312	Sold	8	3
275	No	Louisa	189 OAK HAVEN LN	MINERAL	23117	\$416,000	9/17/2024	Detached	1,546	Sold	8	3
276	No	Charlottes	1098 COLEMAN ST	CHARLOTTEVILLE	22601	\$417,100	7/31/2024	Detached	2,886	Sold	7	3
277	No	Fuvarna	43 MARWOOD DR	PALMYRA	22663	\$418,000	10/21/2024	Detached	2,757	Sold	16	4
278	No	Louisa	605 SIGNBOARD RE	BUMPASS	23024	\$419,900	7/26/2024	Detached	1,547	Sold	7	3
279	No	Abermark	749 COUNTRY GREEN RD	CHARLOTTEVILLE	22603	\$420,000	10/20/2024	Detached	1,886	Sold	16	4
280	No	Charlottes	2213 BANBURY ST	CHARLOTTEVILLE	22601	\$420,000	10/24/2024	Detached	1,936	Sold	16	4
281	No	Charlottes	1101 CHERRY AVE	CHARLOTTEVILLE	22603	\$420,000	10/30/2024	Detached	1,856	Sold	16	4
282	No	Abermark	3962 MILLINGTON RD	FREE UNION	22640	\$420,000	8/12/2024	Detached	1,946	Sold	8	3
283	No	Louisa	95 SHAWNEE DR	GORDONVILLE	22642	\$420,000	10/30/2024	Detached	1,686	Sold	16	4
284	No	Louisa	1555 WALTONS STORE RD	LOUISA	23063	\$420,000	10/11/2024	Detached	2,136	Sold	16	4
285	No	Fuvarna	24 MCNISH DR	PALMYRA	22663	\$420,000	10/24/2024	Detached	2,122	Sold	16	4
286	No	Fuvarna	3 CONCORD RD	PALMYRA	22663	\$420,000	7/3/2024	Detached	2,508	Sold	7	3
287	No	Geane	1780 MEADOWVIEW LN	RUCKERSVILLE	22668	\$421,000	11/14/2024	Detached	1,884	Sold	11	4
288	No	Geane	284 NORTHRODGE RD	RUCKERSVILLE	22673	\$421,175	7/29/2024	Detached	1,441	Sold	7	3
289	No	Abermark	325 MINOR RIDGE RD	CHARLOTTEVILLE	22601	\$424,000	7/8/2024	Detached	1,264	Sold	7	3
290	No	Abermark	3505 MARLBORO CT	CHARLOTTEVILLE	22601	\$425,000	12/2/2024	Detached	2,437	Sold - Car	12	4
291	No	Charlottes	310 CHESTNUT ST	CHARLOTTEVILLE	22602	\$425,000	11/7/2024	Detached	1,431	Sold	11	4
292	No	Abermark	496 CLARKS TRACT	KESWICK	22647	\$425,000	10/15/2024	Detached	2,516	Sold	16	4
293	No	Fuvarna	13 CATHAM LN	PALMYRA	22663	\$425,000	8/6/2024	Detached	2,224	Sold	8	3
294	No	Geane	152 WESTWOOD RD	STANARDSVILLE	22673	\$425,000	8/15/2024	Detached	2,354	Sold	8	3

295	No	Abbeville	1141 FOX RIDGE DR	EARLYSVILLE	22606	\$426,551	01/20/2024	Detached	1,662	Sold	6	3
296	No	Geene	51 HILLSIDE LN	RUCKERSVILLE	22668	\$429,126	10/20/2024	Detached	2,642	Sold	10	4
297	No	Abbeville	1650 SOURWOOD PL	CHARLOTTEVILLE	22911	\$430,000	7/16/2024	Detached	2,345	Sold	7	3
298	No	Charlotte	712 SAINT CLAIR AVE	CHARLOTTEVILLE	22602	\$430,000	7/16/2024	Detached	935	Sold	7	3
299	No	Charlotte	1451 RUGBY AVE	CHARLOTTEVILLE	22603	\$430,000	02/26/2024	Detached	1,238	Sold	6	3
300	No	Fuquay	126 VIRGINIA AVE	PALMYRA	22663	\$430,000	12/13/2024	Detached	1,725	Sold	12	4
301	No	Fuquay	129 EVERGREEN CHURCH RD	PALMYRA	22663	\$430,000	7/30/2024	Detached	1,786	Sold	7	3
302	No	Fuquay	34 MAWROOD DR	PALMYRA	22663	\$430,000	01/30/2024	Detached	2,675	Sold	8	3
303	No	Fuquay	5978 S ROLLING RD	SCOTTSDALE	24590	\$430,000	7/26/2024	Detached	2,244	Sold	7	3
304	No	Nelson	456 BLACK ROCK DR	WINTERGREEN RES	22667	\$430,000	12/6/2024	Detached	2,288	Sold	12	4
305	No	Abbeville	8158 PAT DENNIS DR	SCOTTSDALE	24590	\$430,500	09/20/2024	Detached	1,984	Sold	8	3
306	No	Abbeville	555 STONEFIELD CIR	EARLYSVILLE	22606	\$431,000	7/8/2024	Detached	2,584	Sold	7	3
307	No	Abbeville	1246 BLUE RIDGE AVE	CROZET	22632	\$431,500	7/16/2024	Detached	1,498	Sold	7	3
308	No	Nelson	293 CRAWFORDS VIEW RD	AFTON	22620	\$435,000	03/03/2024	Detached	1,525	Sold	6	3
309	No	Abbeville	424 CARRSBROOK DR	CHARLOTTEVILLE	22601	\$435,000	10/15/2024	Detached	1,943	Sold	10	4
310	No	Abbeville	401 BERWICK CT	CHARLOTTEVILLE	22601	\$435,000	02/23/2024	Detached	2,350	Sold	8	3
311	No	Nelson	153 GUMTREE DR	WINTERGREEN RES	22667	\$437,500	10/4/2024	Detached	1,824	Sold	10	4
312	No	Louis	101 HOLLY SPRINGS DR	LOUISA	23093	\$439,000	10/15/2024	Detached	1,898	Sold	10	4
313	No	Geene	237 BUCK DR	RUCKERSVILLE	22668	\$439,000	11/22/2024	Detached	2,484	Sold	11	4
314	No	Nelson	164 NORTH ROCK TREE LN	WINTERGREEN	22667	\$439,000	12/18/2024	Detached	1,198	Sold	12	4
315	No	Abbeville	109 LANDEN CIR	CHARLOTTEVILLE	22602	\$440,000	10/17/2024	Detached	1,548	Sold	10	4
316	No	Abbeville	470 STAGECOACH RD	CHARLOTTEVILLE	22602	\$440,000	11/7/2024	Detached	2,112	Sold	11	4
317	No	Louis	238 DOGWOOD LAKE DR	GORDONSVILLE	22942	\$440,000	11/22/2024	Detached	3,248	Sold	11	4
318	No	Nelson	314 SHAMOKIN SPRINGS TRL	ROSELAND	22867	\$440,000	10/31/2024	Detached	1,590	Sold	10	4
319	No	Abbeville	4738 PRESIDENTS RD	SCOTTSDALE	24590	\$440,000	05/20/2024	Detached	1,876	Sold	5	3
320	No	Abbeville	111 CARRSBROOK CT	CHARLOTTEVILLE	22601	\$445,000	10/16/2024	Detached	2,900	Sold	10	4
321	No	Fuquay	117 ISLAND HILL RD	PALMYRA	22663	\$445,000	7/26/2024	Detached	2,468	Sold	5	3
322	No	Louis	4287 ROUNDABOUT RD	LOUISA	23093	\$447,000	7/2/2024	Detached	1,825	Sold	7	3
323	No	Charlotte	118 SUMMIT ST	CHARLOTTEVILLE	22603	\$447,500	12/7/2024	Detached	1,283	Sold	12	4
324	No	Abbeville	2797 HUNTINGTON RD	CHARLOTTEVILLE	22601	\$450,000	10/9/2024	Detached	2,473	Sold	10	4
325	No	Abbeville	103 CHAUCER RD	CHARLOTTEVILLE	22601	\$450,000	12/16/2024	Detached	2,218	Sold	12	4
326	No	Abbeville	325 WINDY KNOLL LN	CHARLOTTEVILLE	22603	\$450,000	02/12/2024	Detached	2,984	Sold	8	3
327	No	Charlotte	922 SAINT CLAIR AVE	CHARLOTTEVILLE	22601	\$450,000	12/20/2024	Detached	1,700	Sold	10	4
328	No	Charlotte	704 SHAMROCK RD	CHARLOTTEVILLE	22603	\$450,000	12/20/2024	Detached	1,540	Sold	10	4
329	No	Charlotte	2111 TARE FTON DR	CHARLOTTEVILLE	22601	\$450,000	7/26/2024	Detached	2,574	Sold	7	3
330	No	Abbeville	473 BRIMERTON LN	KESWICK	22947	\$450,000	7/3/2024	Detached	1,824	Sold	7	3
331	No	Louis	4936 YANCEYVILLE RD	LOUISA	23093	\$450,000	11/7/2024	Detached	1,728	Sold	11	4
332	No	Geene	351 OLAND ST	RUCKERSVILLE	22668	\$450,000	10/17/2024	Detached	2,622	Sold	10	4
333	No	Geene	82 GRANTS PL	RUCKERSVILLE	22668	\$450,000	02/26/2024	Detached	1,814	Sold	8	3
334	No	Geene	203 SUNSET DR	STANARDSVILLE	22673	\$450,000	11/18/2024	Detached	2,646	Sold	11	4
335	No	Fuquay	258 MANDACHUS LN	TROY	22874	\$450,000	7/8/2024	Detached	1,792	Sold	7	3
336	No	Geene	6134 SPRING HILL RD	RUCKERSVILLE	22668	\$451,000	09/5/2024	Detached	2,721	Sold	8	3
337	No	Charlotte	1318 HAMPTON ST	CHARLOTTEVILLE	22601	\$451,500	10/15/2024	Detached	1,920	Sold	10	4
338	No	Abbeville	2017 LOCKE LN	CHARLOTTEVILLE	22611	\$453,000	05/20/2024	Detached	1,814	Sold	6	3
339	No	Charlotte	2215 BANBURY ST	CHARLOTTEVILLE	22601	\$453,600	11/13/2024	Detached	2,112	Sold	11	4
340	No	Louis	110 LIZBIE LN	BUMPASS	23024	\$455,000	7/3/2024	Detached	1,658	Sold	7	3
341	No	Charlotte	206 HARRIS RD	CHARLOTTEVILLE	22603	\$455,000	11/25/2024	Detached	1,347	Sold	11	4
342	No	Fuquay	325 FOREST RIDGE DR	SCOTTSDALE	24590	\$455,000	7/16/2024	Detached	3,435	Sold - Cor	7	3
343	No	Abbeville	3192 ROLLING RD	SCOTTSDALE	24590	\$459,000	03/20/2024	Detached	2,016	Sold	8	3
344	No	Abbeville	2513 DLEWOOD DR	CHARLOTTEVILLE	22601	\$460,000	01/16/2024	Detached	2,538	Sold	8	3
345	No	Charlotte	501 STONERIDGE AVE	CHARLOTTEVILLE	22602	\$460,000	12/2/2024	Detached	1,328	Sold	12	4
346	No	Charlotte	105 LIDE PL	CHARLOTTEVILLE	22602	\$460,000	7/12/2024	Detached	2,048	Sold	7	3
347	No	Fuquay	32 WILLOW DR	KESWICK	22947	\$460,000	11/8/2024	Detached	1,910	Sold	11	4
348	No	Geene	307 LARCHMONT CIR	RUCKERSVILLE	22668	\$460,000	7/18/2024	Detached	3,284	Sold	7	3
349	No	Nelson	3308 BEECH GROVE RD	ROSELAND	22867	\$462,000	11/6/2024	Detached	2,328	Sold	11	4
350	No	Abbeville	218 FLAGSTONE TER	CHARLOTTEVILLE	22602	\$462,500	02/23/2024	Detached	1,675	Sold	6	3
351	No	Geene	94 JOHN RUCKER DR	RUCKERSVILLE	22668	\$463,000	7/3/2024	Detached	2,845	Sold	7	3
352	No	Abbeville	2650 KINGSHO DAVIS CIR	CHARLOTTEVILLE	22611	\$465,000	11/21/2024	Detached	1,641	Sold	11	4
353	No	Fuquay	98 RIDGEWAY FARM CT	KESWICK	22947	\$465,000	10/6/2024	Detached	2,508	Sold	6	3
354	No	Fuquay	14 N BEARWOOD DR	PALMYRA	22663	\$465,000	7/16/2024	Detached	2,198	Sold	7	3
355	No	Geene	1098 POCOSAN MOUNTAIN RD	STANARDSVILLE	22673	\$465,000	10/21/2024	Detached	784	Sold	10	4
356	No	Geene	339 REVA LN	STANARDSVILLE	22673	\$465,000	12/6/2024	Detached	1,636	Sold	12	4
357	No	Nelson	40 MARBLE LN	WINTERGREEN RES	22667	\$465,275	02/20/2024	Detached	2,587	Sold	8	3
358	No	Abbeville	1095 TOWNE LN	CHARLOTTEVILLE	22601	\$466,250	7/3/2024	Detached	2,420	Sold	7	3
359	No	Abbeville	982 PINTAIL LN	CHARLOTTEVILLE	22603	\$467,500	7/16/2024	Detached	1,575	Sold	7	3
360	No	Abbeville	3191 MARTIN KINGS RD	CHARLOTTEVILLE	22602	\$469,000	01/5/2024	Detached	2,725	Sold	8	3
361	No	Louis	3588 THREE NOTCH RD	LOUISA	23093	\$469,000	7/2/2024	Detached	1,980	Sold	7	3
362	No	Geene	281 HOLLY HILL DR	BARBOURSVILLE	22823	\$470,000	01/19/2024	Detached	2,335	Sold	8	3
363	No	Charlotte	1211 AGNESE ST	CHARLOTTEVILLE	22601	\$470,000	10/26/2024	Detached	1,820	Sold	10	4
364	No	Abbeville	5466 PARK RD	CROZET	22632	\$470,000	01/3/2024	Detached	2,045	Sold	6	3
365	No	Fuquay	15 LOCKS CT	PALMYRA	22663	\$470,000	11/27/2024	Detached	2,616	Sold	11	4
366	No	Nelson	184 WHITE OAK DR	WINTERGREEN RES	22667	\$470,000	12/2/2024	Detached	1,538	Sold	12	4
367	No	Charlotte	1410 WESTWOOD RD	CHARLOTTEVILLE	22603	\$475,000	12/13/2024	Detached	1,284	Sold	12	4
368	No	Charlotte	108 LIDE PL	CHARLOTTEVILLE	22602	\$475,000	12/27/2024	Detached	2,150	Sold	12	4
369	No	Charlotte	1021 ORLAND AVE	CHARLOTTEVILLE	22602	\$475,000	7/1/2024	Detached	1,478	Sold	7	3
370	No	Charlotte	808 BLENHEIM AVE	CHARLOTTEVILLE	22602	\$475,000	01/10/2024	Detached	3,390	Sold	6	3
371	No	Abbeville	4365 BEAVER CREEK RD	EARLYSVILLE	22601	\$475,000	10/3/2024	Detached	1,840	Sold	10	4
372	No	Louis	96 EAGLES COVE RD	MINERAL	23117	\$475,000	10/11/2024	Detached	2,350	Sold	10	4
373	No	Fuquay	20 OUT OF BOUNDS RD	PALMYRA	22663	\$475,000	01/6/2024	Detached	2,528	Sold	8	3
374	No	Fuquay	11 ROSALYN WAY	PALMYRA	22663	\$475,000	05/2/2024	Detached	2,865	Sold	8	3
375	No	Geene	136 WYNHAM DR	RUCKERSVILLE	22668	\$475,000	10/28/2024	Detached	2,240	Sold	10	4
376	No	Geene	99 JOHN RUCKER DR	RUCKERSVILLE	22668	\$475,000	01/16/2024	Detached	2,254	Sold	8	3
377	No	Abbeville	1710 SHADY GROVE CT	CHARLOTTEVILLE	22602	\$475,841	12/13/2024	Detached	1,566	Sold	12	4
378	No	Abbeville	301 LAKE FOREST LN	CHARLOTTEVILLE	22601	\$480,000	11/25/2024	Detached	3,345	Sold	11	4
379	No	Abbeville	2502 HUNTINGTON RD	CHARLOTTEVILLE	22601	\$480,000	01/5/2024	Detached	2,030	Sold	8	3
380	No	Fuquay	15 LANDSLIDE CT	PALMYRA	22663	\$480,000	10/11/2024	Detached	2,715	Sold	10	4
381	No	Nelson	214 FORTUNES RIDGE DR	WINTERGREEN RES	22667	\$480,000	11/8/2024	Detached	1,751	Sold	11	4
382	No	Fuquay	41 COLONIAL RD	PALMYRA	22660	\$484,000	12/13/2024	Detached	2,816	Sold	12	4
383	No	Fuquay	51 AME THIRST RD	PALMYRA	22663	\$485,000	10/31/2024	Detached	2,960	Sold	10	4
384	No	Nelson	17 HICKORY SPRINGS LN	ROSELAND	22867	\$485,000	11/22/2024	Detached	1,452	Sold	11	4
385	No	Abbeville	4850 MECHUMS RIVER RD	CHARLOTTEVILLE	22601	\$487,000	11/19/2024	Detached	2,088	Sold	11	4
386	No	Abbeville	3564 RICHMOND RD	KESWICK	22911	\$489,000	7/11/2024	Detached	2,108	Sold	7	3
387	No	Fuquay	188 JEFFERSON DR	PALMYRA	22663	\$489,000	11/21/2024	Detached	2,215	Sold	11	4
388	No	Abbeville	1616 CROZET AVE	CROZET	22632	\$490,000	09/20/24	Detached	2,086	Sold	8	3
389	No	Abbeville	5563 STONEGATE LN	CROZET	22632	\$491,300	01/1/2024	Detached	1,793	Sold	8	3
390	No	Abbeville	213 TURKEY RIDGE RD	CHARLOTTEVILLE	22601	\$492,000	01/10/2024	Detached	2,204	Sold	6	3
391	No	Charlotte	618 MOSELEY DR	CHARLOTTEVILLE	22603	\$492,000	12/13/2024	Detached	1,874	Sold	12	4
392	No	Fuquay	119 ISLAND HILL RD	PALMYRA	22663	\$492,500	12/16/2024	Detached	2,678	Sold	12	4
393	No	Abbeville	103 OAK FOREST CIR	CHARLOTTEVILLE	22601	\$493,000	7/31/2024	Detached	1,893	Sold	7	3

394	No	Charlotte	2225 GREENBRIER DR	CHARLOTTEVILLE	22601	\$495,000	12/10/2024	Detached	2,498	Sold	12	4
395	No	Charlotte	823 BLENHEIM AVE	CHARLOTTEVILLE	22602	\$495,000	7/1/2024	Detached	1,024	Sold	7	3
396	No	Abemarle	5341 BROOKWOOD RD	CROZET	22632	\$495,000	11/26/2024	Detached	2,744	Sold	11	4
397	No	Nelson	1930 ROCK SPRING RD	FABER	22638	\$495,000	11/20/2024	Detached	1,778	Sold	11	4
398	No	Abemarle	3118 TURNBERRY CIR	CHARLOTTEVILLE	22611	\$497,000	12/10/2024	Detached	1,778	Sold	12	4
399	No	Abemarle	1249 TIMBERBRANCH CT	CHARLOTTEVILLE	22602	\$499,000	12/2/2024	Detached	1,786	Sold	12	4
400	No	Greene	425 W ROSEWOOD DR	BARBOURSVILLE	22623	\$500,000	7/3/2024	Detached	2,812	Sold	7	3
401	No	Nelson	10892 PATRICK HENRY HWY	NELLYSFORD	22656	\$500,000	12/18/2024	Detached	3,728	Sold	12	4
402	No	Fuquay	553 HIDDEN VALLEYS RD	PALMYRA	22663	\$500,000	7/2/2024	Detached	1,920	Sold	7	3
403	No	Greene	204 ROLLING HILLS RD	RUCKERSVILLE	22668	\$500,000	11/14/2024	Detached	2,980	Sold	11	4
404	No	Greene	671 MSLAND TRL	RUCKERSVILLE	22668	\$500,000	8/30/2024	Detached	2,572	Sold	8	3
405	No	Abemarle	5945 FIELDCREST DR	SCOTTSDALE	24590	\$500,000	12/17/2024	Detached	3,496	Sold	12	4
406	No	Abemarle	214 BLACKTHORN LN	CHARLOTTEVILLE	22602	\$504,550	8/28/2024	Detached	1,800	Sold	8	3
407	No	Charlotte	1106 MCINTOSH AVE	CHARLOTTEVILLE	22602	\$505,000	8/20/2024	Detached	1,024	Sold	8	3
408	No	Abemarle	405 WESTMORELAND CT	CHARLOTTEVILLE	22601	\$507,000	12/18/2024	Detached	1,904	Sold	12	4
409	No	Charlotte	2731 MCLENDY DR	CHARLOTTEVILLE	22603	\$507,000	12/10/2024	Detached	2,195	Sold	12	4
410	No	Abemarle	6328 FLANK RD	AFTON	22620	\$509,000	12/18/2024	Detached	2,180	Sold	12	4
411	No	Nelson	449 SHAMOKIN SPRINGS TRL	WINTERGREEN RES	22667	\$509,000	10/31/2024	Detached	1,885	Sold	10	4
412	No	Abemarle	130 DEERWOOD RD	CHARLOTTEVILLE	22611	\$510,000	12/10/2024	Detached	2,144	Sold	12	4
413	No	Louisia	1385 MARIE BURTON RD	LOUISA	23060	\$510,000	10/10/2024	Detached	2,340	Sold	10	4
414	No	Abemarle	210 GEORGETOWN RD	CHARLOTTEVILLE	22601	\$515,000	12/20/2024	Detached	2,633	Sold	12	4
415	No	Abemarle	1285 POUNDING CREEK RD	CHARLOTTEVILLE	22603	\$515,000	7/3/2024	Detached	2,100	Sold	7	3
416	No	Charlotte	1419 BURGESS LN	CHARLOTTEVILLE	22602	\$515,000	11/8/2024	Detached	2,888	Sold	11	4
417	No	Charlotte	1119 FOREST HILLS AVE	CHARLOTTEVILLE	22603	\$515,000	7/16/2024	Detached	2,528	Sold	7	3
418	No	Abemarle	1162 QUICK LN	CROZET	22632	\$515,000	12/27/2024	Detached	2,400	Sold	12	4
419	No	Nelson	996 STONEY CREEK EAST	NELLYSFORD	22668	\$515,000	8/16/2024	Detached	1,728	Sold	8	3
420	No	Fuquay	117 TROY RIVERS DR	TROY	22674	\$517,000	7/8/2024	Detached	2,222	Sold	7	3
421	No	Nelson	971 AFTON MOUNTAIN RD	AFTON	22620	\$517,000	11/19/2024	Detached	1,767	Sold	11	4
422	No	Nelson	94 AFTON CHAPEL RD	AFTON	22620	\$518,000	10/21/2024	Detached	1,422	Sold	10	4
423	No	Nelson	28 MEADOW LN	NELLYSFORD	22668	\$519,000	7/10/2024	Detached	1,735	Sold	7	3
424	No	Louisia	100 SPRING HILL DR	GORDONSVILLE	22842	\$519,700	12/12/2024	Detached	2,432	Sold	12	4
425	No	Fuquay	5195 DEEP CREEK RD	KENTS STORE	23084	\$520,000	12/13/2024	Detached	2,511	Sold	12	4
426	No	Nelson	491 SHAMOKIN SPRINGS TRL	WINTERGREEN RES	22667	\$520,000	10/30/2024	Detached	1,756	Sold	10	4
427	No	Louisia	226 APPALACHIAN LN	ZION CROSSROADS	22842	\$523,950	10/16/2024	Detached	2,868	Sold	10	4
428	No	Greene	70 MAGNOLIA CT	BARBOURSVILLE	22623	\$525,000	7/8/2024	Detached	3,050	Sold	7	3
429	No	Abemarle	4535 MICHIGAN RIVER RD	CHARLOTTEVILLE	22601	\$525,000	12/10/2024	Detached	2,328	Sold	12	4
430	No	Abemarle	1041 WINTERGREEN LN	CHARLOTTEVILLE	22603	\$525,000	9/30/2024	Detached	1,938	Sold	9	3
431	No	Charlotte	1194 LOCUST AVE	CHARLOTTEVILLE	22601	\$525,000	7/1/2024	Detached	1,371	Sold	7	3
432	No	Abemarle	1322 STONEGATE CT	CROZET	22632	\$525,000	11/14/2024	Detached	1,851	Sold - Car	11	4
433	No	Abemarle	1311 STONEGATE CT	CROZET	22632	\$525,000	7/1/2024	Detached	2,037	Sold	7	3
434	No	Fuquay	677 JUSTIN DR	PALMYRA	22663	\$525,000	11/1/2024	Detached	3,516	Sold	11	4
435	No	Nelson	104 SADDLE RIDGE LN	NELLYSFORD	22668	\$527,500	12/17/2024	Detached	2,180	Sold	12	4
436	No	Abemarle	336 CROZETFIELD CT	CHARLOTTEVILLE	22632	\$528,000	11/21/2024	Detached	3,136	Sold	11	4
437	No	Abemarle	1115 HIGHLANDS DR	CHARLOTTEVILLE	22601	\$528,000	11/22/2024	Detached	1,988	Sold	11	4
438	No	Charlotte	218 CAMELLIA DR	CHARLOTTEVILLE	22603	\$528,000	12/6/2024	Detached	1,437	Sold	12	4
439	No	Abemarle	2211 WESTOVER CIR	CHARLOTTEVILLE	22601	\$530,000	11/8/2024	Detached	2,188	Sold	11	4
440	No	Abemarle	1809 HEARTHGLOW LN	CHARLOTTEVILLE	22601	\$530,000	8/1/2024	Detached	2,284	Sold	8	3
441	No	Charlotte	1401 MELBOURNE RD	CHARLOTTEVILLE	22601	\$530,000	7/16/2024	Detached	2,548	Sold	7	3
442	No	Charlotte	1092 PARK ST	CHARLOTTEVILLE	22601	\$530,000	8/23/2024	Detached	1,556	Sold	8	3
443	No	Nelson	451 RAINBOW RIDGE RD	FABER	22638	\$530,000	8/7/2024	Detached	2,375	Sold	8	3
444	No	Nelson	342 FOOTHILLS DR	NELLYSFORD	22668	\$530,000	12/18/2024	Detached	2,150	Sold	12	4
445	No	Nelson	1095 DEVILS KNOB LOOP	WINTERGREEN RES	22667	\$531,000	8/16/2024	Detached	2,371	Sold	8	3
446	No	Fuquay	6 ENGLEWOOD DR	PALMYRA	22663	\$533,000	10/8/2024	Detached	2,274	Sold	10	4
447	No	Abemarle	2148 LAKE SIDE DR	CHARLOTTEVILLE	22601	\$534,450	12/17/2024	Detached	1,880	Sold	12	4
448	No	Greene	119 BIRCH WAY	BARBOURSVILLE	22623	\$535,000	12/16/2024	Detached	2,352	Sold	12	4
449	No	Abemarle	5775 JEFFERSON MILL RD	SCOTTSDALE	24590	\$535,000	7/16/2024	Detached	2,184	Sold	7	3
450	No	Greene	182 COUNTRY CLUB DR	STANARDSVILLE	22673	\$535,000	11/25/2024	Detached	3,184	Sold	11	4
451	No	Greene	190 WILLOW WAY RD	BARBOURSVILLE	22623	\$535,000	11/30/2024	Detached	3,435	Sold	11	4
452	No	Charlotte	114 WESTWOOD CIR	CHARLOTTEVILLE	22603	\$540,000	10/20/2024	Detached	2,003	Sold	10	4
453	No	Charlotte	1115 SAINT CHARLES CT	CHARLOTTEVILLE	22601	\$540,000	7/16/2024	Detached	1,668	Sold	7	3
454	No	Louisia	328 LAUREL RIDGE DR	MINERAL	22117	\$540,000	8/2/2024	Detached	2,250	Sold	8	3
455	No	Nelson	637 CEDAR MEADOW DR	NELLYSFORD	22668	\$540,000	12/16/2024	Detached	1,982	Sold	12	4
456	No	Greene	7250 AMICUS RD	RUCKERSVILLE	22668	\$544,000	7/17/2024	Detached	3,314	Sold	7	3
457	No	Abemarle	700 BRADFORD LN	EARLYSVILLE	22636	\$545,000	7/25/2024	Detached	2,127	Sold	7	3
458	No	Fuquay	1022 N BOSTON RD	TROY	22674	\$547,500	7/1/2024	Detached	2,954	Sold	7	3
459	No	Nelson	18 LAUREL SPRINGS DR	WINTERGREEN RES	22667	\$549,000	6/22/2024	Detached	2,300	Sold	6	3
460	No	Abemarle	2382 MAGNOLIA BEND	CHARLOTTEVILLE	22611	\$550,000	10/8/2024	Detached	2,096	Sold	10	4
461	No	Charlotte	809 EAST JEFFERSON ST	CHARLOTTEVILLE	22602	\$550,000	10/4/2024	Detached	1,890	Sold	10	4
462	No	Charlotte	322 NE 11TH ST	CHARLOTTEVILLE	22602	\$550,000	7/1/2024	Detached	1,152	Sold - Car	7	3
463	No	Charlotte	2206 JEFFERSON PARK AVE	CHARLOTTEVILLE	22603	\$550,000	8/2/2024	Detached	1,778	Sold	8	3
464	No	Abemarle	8880 HOWARDSVILLE TPKE	SCHUYLER	22669	\$550,000	11/15/2024	Detached	2,800	Sold	11	4
465	No	Abemarle	2923 DLEWOOD DR	CHARLOTTEVILLE	22601	\$552,000	11/11/2024	Detached	1,911	Sold	11	4
466	No	Abemarle	132 OAK FOREST CIR	CHARLOTTEVILLE	22601	\$552,000	12/18/2024	Detached	2,396	Sold	12	4
467	No	Nelson	2070 LAUREL SPRINGS DR	WINTERGREEN RES	22667	\$552,000	11/6/2024	Detached	2,536	Sold	11	4
468	No	Charlotte	322 NE 11TH ST	CHARLOTTEVILLE	22602	\$554,000	12/5/2024	Detached	1,152	Sold	12	4
469	No	Charlotte	2612 WILLARD DR	CHARLOTTEVILLE	22603	\$555,000	10/16/2024	Detached	1,816	Sold	10	4
470	No	Abemarle	1825 WICKHAM PL	CHARLOTTEVILLE	22601	\$557,000	7/12/2024	Detached	2,774	Sold	7	3
471	No	Abemarle	1843 KEISER RIDGE RD	CHARLOTTEVILLE	22611	\$559,500	7/10/2024	Detached	2,712	Sold	7	3
472	No	Abemarle	1310 COURTYARD DR	CHARLOTTEVILLE	22603	\$560,000	8/19/2024	Detached	2,180	Sold	8	3
473	No	Louisia	89 ULAC TER	GORDONSVILLE	22842	\$560,000	11/22/2024	Detached	3,271	Sold	11	4
474	No	Louisia	5212 RYRD MILL RD	LOUISA	23063	\$560,000	12/9/2024	Detached	1,512	Sold	12	4
475	No	Fuquay	211 ULAC PL	PALMYRA	22663	\$560,000	7/18/2024	Detached	2,944	Sold	7	3
476	No	Abemarle	2835 NORTHFIELD RD	CHARLOTTEVILLE	22601	\$562,000	7/3/2024	Detached	2,938	Sold	7	3
477	No	Abemarle	1801 WICKHAM PL	CHARLOTTEVILLE	22601	\$565,000	9/3/2024	Detached	2,665	Sold	9	3
478	No	Charlotte	2306 FARLETON DR	CHARLOTTEVILLE	22601	\$565,000	12/6/2024	Detached	2,310	Sold	12	4
479	No	Fuquay	9 HAWKS PL	PALMYRA	22663	\$565,000	10/25/2024	Detached	4,097	Sold	10	4
480	No	Greene	122 WIND RIDGE DR	RUCKERSVILLE	22668	\$565,000	8/2/2024	Detached	2,890	Sold	8	3
481	No	Louisia	315 WILLOW RIDGE RD	TROY	22674	\$565,000	12/27/2024	Detached	3,695	Sold	12	4
482	No	Nelson	96 WOODLILY LN	WINTERGREEN RES	22667	\$565,000	8/16/2024	Detached	2,436	Sold	8	3
483	No	Nelson	72 SANDRIEL TREE LN	WINTERGREEN RES	22667	\$565,000	8/28/2024	Detached	1,496	Sold	8	3
484	No	Louisia	35 APPALACHIAN LN	ZION CROSSROADS	22842	\$565,000	9/10/2024	Detached	4,070	Sold	9	3
485	No	Abemarle	3167 AUTUMN WOODS DR	CHARLOTTEVILLE	22611	\$569,500	8/9/2024	Detached	2,788	Sold	8	3
486	No	Abemarle	3830 GLENARE DR	CHARLOTTEVILLE	22601	\$570,000	7/18/2024	Detached	2,320	Sold	7	3
487	No	Abemarle	1784 LANETOWN WAY	CROZET	22632	\$570,000	10/30/2024	Detached	3,012	Sold	10	4
488	No	Nelson	507 TRUSLOWS LN	NELLYSFORD	22668	\$570,000	10/25/2024	Detached	2,854	Sold	10	4
489	No	Greene	1407 CHAPMAN RD	RUCKERSVILLE	22673	\$570,000	7/18/2024	Detached	4,124	Sold	7	3
490	No	Abemarle	1126 FOXVALE LN	CHARLOTTEVILLE	22602	\$572,000	8/30/2024	Detached	2,334	Sold	8	3
491	No	Abemarle	2032 AMBERFIELD CT	CHARLOTTEVILLE	22611	\$575,000	8/8/2024	Detached	2,123	Sold	8	3
492	No	Louisia	192 APPALACHIAN LN	ZION CROSSROADS	22842	\$577,000	7/1/2024	Detached	2,479	Sold	7	3

493	No	Abemarle	4447 SUNSET DR	CHARLOTTEVILLE	22911	\$579,000	09/20/2024	Detached	3,021	Sold	6	3
494	No	Abemarle	1588 CROZET AVE	CROZET	22932	\$579,000	12/6/2024	Detached	2,398	Sold	10	4
495	No	Nelson	698 RIVER ROCK RD	ARRINGTON	22922	\$580,000	11/8/2024	Detached	1,828	Sold	11	4
496	No	Abemarle	1192 COURTYARD DR	CHARLOTTEVILLE	22903	\$581,500	11/15/2024	Detached	2,985	Sold	11	4
497	No	Abemarle	1923 ENGLISH OAKS CIR	CHARLOTTEVILLE	22911	\$583,000	8/25/2024	Detached	1,785	Sold - Con	8	3
498	No	Nelson	833 LODESHAR EST	NELLYSFORD	22968	\$584,000	06/27/2024	Detached	1,824	Sold	6	3
499	No	Abemarle	1113 RAINTREE DR	CHARLOTTEVILLE	22901	\$585,000	01/2/2024	Detached	2,778	Sold	6	3
500	No	Charlotte	1016 ORLIND AVE	CHARLOTTEVILLE	22902	\$585,000	7/12/2024	Detached	1,344	Sold	7	3
501	No	Charlotte	223 SW 4TH ST	CHARLOTTEVILLE	22903	\$585,000	04/2/2024	Detached	1,416	Sold	6	3
502	No	Abemarle	6990 GIALA CT	CROZET	22932	\$587,000	8/16/2024	Detached	2,425	Sold	8	3
503	No	Greene	107 WHITE OAK WAY	BARBOURSVILLE	22923	\$589,000	8/30/2024	Detached	4,032	Sold	8	3
504	No	Abemarle	1844 PURPLE SAGE CT	CHARLOTTEVILLE	22911	\$589,000	12/13/2024	Detached	2,792	Sold	12	4
505	No	Abemarle	5930 JAKEVOR LN	SCOTTSDALE	24580	\$589,000	09/8/2024	Detached	2,790	Sold	8	3
506	No	Abemarle	2517 EASTHAM RD	CHARLOTTEVILLE	22911	\$590,000	09/8/2024	Detached	2,980	Sold	6	3
507	No	Charlotte	420 ALTAMONT ST	CHARLOTTEVILLE	22902	\$590,000	12/5/2024	Detached	1,380	Sold	12	4
508	No	Charlotte	1409 MELBOURNE RD	CHARLOTTEVILLE	22901	\$595,000	11/15/2024	Detached	2,585	Sold - Con	11	4
509	No	Nelson	6483 ROCKFISH RIVER RD	SCHUYLER	22989	\$595,000	11/22/2024	Detached	3,753	Sold	11	4
510	No	Abemarle	2275 RIDGEWAY LN	CHARLOTTEVILLE	22903	\$599,000	10/11/2024	Detached	2,815	Sold	10	4
511	No	Abemarle	1790 EMPRESS PL	CHARLOTTEVILLE	22911	\$599,000	10/31/2024	Detached	2,648	Sold	10	4
512	No	Abemarle	3097 SUN VALLEY DR	CHARLOTTEVILLE	22903	\$599,000	12/20/2024	Detached	3,155	Sold	12	4
513	No	Abemarle	2083 LINJER CT	CHARLOTTEVILLE	22911	\$600,000	10/4/2024	Detached	3,058	Sold	10	4
514	No	Abemarle	1384 COURTYARD DR	CHARLOTTEVILLE	22903	\$600,000	7/2/2024	Detached	3,670	Sold	7	3
515	No	Abemarle	1633 REGENT ST	CHARLOTTEVILLE	22911	\$600,000	8/13/2024	Detached	2,584	Sold	8	3
516	No	Abemarle	5523 ROCKFISH GAP TPKE	CHARLOTTEVILLE	22903	\$600,000	8/21/2024	Detached	2,038	Sold	8	3
517	No	Charlotte	593 MORGAN CT	CHARLOTTEVILLE	22902	\$600,000	12/19/2024	Detached	2,040	Sold	12	4
518	No	Abemarle	4370 SADDLE CT	EARLYSVILLE	22936	\$600,000	02/29/2024	Detached	3,560	Sold	8	3
519	No	Fuquay	585 SPRING MEADOW LN	KESWICK	22947	\$600,000	7/1/2024	Detached	2,878	Sold	6	3
520	No	Louis	1830 KENTS MILL RD	LOUISA	22953	\$600,000	01/13/2024	Detached	1,712	Sold	6	3
521	No	Fuquay	11 CHATHAM LN	PALMYRA	22963	\$600,000	10/31/2024	Detached	3,138	Sold	10	4
522	No	Fuquay	47 OAK GROVE RD	PALMYRA	22963	\$600,000	8/16/2024	Detached	2,714	Sold	8	3
523	No	Nelson	74 FIR TREE DR	ROSELAND	22967	\$600,000	7/3/2024	Detached	2,108	Sold	7	3
524	No	Abemarle	5372 PARK RD	CROZET	22932	\$605,000	01/7/2024	Detached	3,148	Sold	6	3
525	No	Charlotte	328 HUNTLEY AVE	CHARLOTTEVILLE	22902	\$608,000	11/26/2024	Detached	2,335	Sold	11	4
526	No	Abemarle	1551 JARMAN LAKE RD	CROZET	22932	\$609,000	12/17/2024	Detached	2,726	Sold	12	4
527	No	Nelson	2085 GREENFIELD RD	ARTON	22920	\$610,000	7/1/2024	Detached	2,320	Sold	7	3
528	No	Greene	291 ELIZABETH DR	BARBOURSVILLE	22923	\$610,000	8/27/2024	Detached	3,882	Sold	8	3
529	No	Abemarle	2544 BRANDERMILL PL	CHARLOTTEVILLE	22911	\$610,000	10/11/2024	Detached	2,773	Sold	10	4
530	No	Abemarle	1634 PEPPERIDGE LN	CHARLOTTEVILLE	22911	\$610,000	12/5/2024	Detached	2,735	Sold	12	4
531	No	Charlotte	101 MORGAN CT	CHARLOTTEVILLE	22903	\$610,000	7/11/2024	Detached	2,040	Sold	7	3
532	No	Nelson	1498 MONOCAN DR	NELLYSFORD	22958	\$610,000	06/6/2024	Detached	2,465	Sold	8	3
533	No	Charlotte	2897 JEFFERSON PARK AVE	CHARLOTTEVILLE	22903	\$612,000	7/17/2024	Detached	1,680	Sold	7	3
534	No	Nelson	21 TYTO LN	WINTERGREEN RES	22967	\$612,500	7/11/2024	Detached	1,880	Sold	7	3
535	No	Abemarle	1334 OAK ORA DR	CHARLOTTEVILLE	22901	\$620,000	01/16/2024	Detached	2,794	Sold	6	3
536	No	Greene	693 CARDOON DR	RUCKERSVILLE	22966	\$620,000	7/8/2024	Detached	3,882	Sold	7	3
537	No	Abemarle	3011 COVE LN	CHARLOTTEVILLE	22911	\$625,000	12/6/2024	Detached	2,692	Sold	12	4
538	No	Abemarle	734 COLE ST	CHARLOTTEVILLE	22901	\$625,000	04/2/2024	Detached	2,400	Sold	6	3
539	No	Abemarle	122 BOLLINGBROOK DR	CHARLOTTEVILLE	22911	\$625,000	09/5/2024	Detached	2,437	Sold	6	3
540	No	Charlotte	1537 RUGBY AVE	CHARLOTTEVILLE	22903	\$625,000	08/6/2024	Detached	1,857	Sold	8	3
541	No	Abemarle	2834 SHANNON GLEN CT	EARLYSVILLE	22936	\$625,000	12/18/2024	Detached	3,471	Sold	12	4
542	No	Fuquay	4 PINCKNOLL CIR	PALMYRA	22963	\$625,000	01/16/2024	Detached	1,920	Sold	8	3
543	No	Nelson	38 BUTTERNUT LN	WINTERGREEN RES	22967	\$625,075	11/8/2024	Detached	2,434	Sold	11	4
544	No	Abemarle	2280 SECRETARYS RD	SCOTTSDALE	24580	\$628,000	10/4/2024	Detached	4,820	Sold	10	4
545	No	Abemarle	1695 EMPRESS PL	CHARLOTTEVILLE	22911	\$628,500	7/29/2024	Detached	2,448	Sold	7	3
546	No	Greene	188 WIND RIDGE DR	RUCKERSVILLE	22968	\$627,000	01/16/2024	Detached	3,831	Sold	6	3
547	No	Abemarle	1821 HEARTHGLOW LN	CHARLOTTEVILLE	22901	\$630,000	12/4/2024	Detached	3,572	Sold	12	4
548	No	Abemarle	1891 CLAY DR	CROZET	22932	\$630,000	10/15/2024	Detached	2,784	Sold	10	4
549	No	Abemarle	5392 LITTLE FOX LN	CHARLOTTEVILLE	22903	\$635,000	7/1/2024	Detached	2,784	Sold	7	3
550	No	Abemarle	714 HIGHGATE ROW	CROZET	22932	\$635,000	7/1/2024	Detached	1,850	Sold	7	3
551	No	Abemarle	194 WOODBURN CT	CHARLOTTEVILLE	22901	\$638,000	7/26/2024	Detached	3,882	Sold	7	3
552	No	Charlotte	917 CHERRY AVE	CHARLOTTEVILLE	22903	\$640,000	7/2/2024	Detached	2,084	Sold	7	3
553	No	Abemarle	2412 DAVIS SHOP RD	FREE UNION	22940	\$642,000	7/18/2024	Detached	3,000	Sold	7	3
554	No	Charlotte	138 BAYLOR LN	CHARLOTTEVILLE	22902	\$643,300	03/6/2024	Detached	2,783	Sold	6	3
555	No	Nelson	471 SHAMOKIN SPRINGS TRL	WINTERGREEN RES	22967	\$644,625	8/21/2024	Detached	3,454	Sold	8	3
556	No	Abemarle	738 RUSSET RD	CROZET	22932	\$645,000	10/17/2024	Detached	2,227	Sold	10	4
557	No	Greene	48 YATES CIR	STANARDSVILLE	22973	\$645,000	7/3/2024	Detached	2,898	Sold	7	3
558	No	Nelson	72 PEARLS EDGE DR	WINTERGREEN RES	22967	\$645,000	11/1/2024	Detached	3,367	Sold	11	4
559	No	Abemarle	1388 FOXCHASE RDQ	CHARLOTTEVILLE	22902	\$649,000	11/14/2024	Detached	2,918	Sold	11	4
560	No	Charlotte	1928 RIALTO ST	CHARLOTTEVILLE	22902	\$649,950	03/20/2024	Detached	2,412	Sold	6	3
561	No	Abemarle	3593 MONOCAN DR W	CHARLOTTEVILLE	22901	\$650,000	10/12/2024	Detached	3,022	Sold	10	4
562	No	Abemarle	453 PEACOCK DR	CHARLOTTEVILLE	22903	\$650,000	10/7/2024	Detached	2,652	Sold	10	4
563	No	Abemarle	1021 MORNINGSIDE LN	CHARLOTTEVILLE	22903	\$650,000	12/27/2024	Detached	3,371	Sold	12	4
564	No	Abemarle	2190 DEVONSHIRE RD	CHARLOTTEVILLE	22901	\$650,000	01/16/2024	Detached	2,700	Sold	6	3
565	No	Charlotte	1626 RIALTO ST	CHARLOTTEVILLE	22902	\$650,000	10/11/2024	Detached	2,450	Sold	10	4
566	No	Abemarle	198 GRAYBROOK DR	CROZET	22932	\$650,000	11/20/2024	Detached	2,955	Sold	11	4
567	No	Nelson	177 SOUTH FOREST DR	WINTERGREEN RES	22967	\$650,000	10/9/2024	Detached	1,783	Sold	10	4
568	No	Louis	176 CHAMPIONS PONTE TER	ZION CROSSROADS	22942	\$650,000	11/20/2024	Detached	3,952	Sold	11	4
569	No	Abemarle	110 RUNNING FOX LN	CHARLOTTEVILLE	22902	\$654,648	7/24/2024	Detached	2,218	Sold	7	3
570	No	Louis	292 KESWICK GLEN DR	KESWICK	22947	\$655,000	10/11/2024	Detached	2,934	Sold	10	4
571	No	Abemarle	327 KEY WEST DR	CHARLOTTEVILLE	22911	\$657,500	8/21/2024	Detached	2,598	Sold	8	3
572	No	Nelson	130 CHESTNUT PL	WINTERGREEN RES	22967	\$659,000	12/6/2024	Detached	2,125	Sold	12	4
573	No	Abemarle	3358 CROSSCREEK PL	CHARLOTTEVILLE	22911	\$660,000	09/9/2024	Detached	2,259	Sold	8	3
574	No	Nelson	1995 MONOCAN DR	NELLYSFORD	22968	\$660,000	03/2/2024	Detached	2,620	Sold	6	3
575	No	Louis	21 DERVIEW RD	KESWICK	22947	\$665,000	7/18/2024	Detached	2,988	Sold	7	3
576	No	Nelson	375 TIMBER CAMP DR	WINTERGREEN RES	22967	\$665,000	7/12/2024	Detached	2,525	Sold	7	3
577	No	Charlotte	107 PERRY DR	CHARLOTTEVILLE	22902	\$668,000	11/19/2024	Detached	1,800	Sold	11	4
578	No	Charlotte	1457 OXFORD RD	CHARLOTTEVILLE	22903	\$670,000	8/20/2024	Detached	2,078	Sold	8	3
579	No	Charlotte	550 VALLEY RD	CHARLOTTEVILLE	22903	\$670,000	08/2/2024	Detached	1,712	Sold	8	3
580	No	Charlotte	896 PAGE ST	CHARLOTTEVILLE	22903	\$671,000	11/15/2024	Detached	2,095	Sold	11	4
581	No	Abemarle	625 MONTH DR	EARLYSVILLE	22936	\$674,000	10/18/2024	Detached	3,650	Sold	10	4
582	No	Abemarle	1418 CEDARWOOD CT	CHARLOTTEVILLE	22903	\$675,000	7/24/2024	Detached	2,900	Sold	7	3
583	No	Abemarle	3675 STOCKTON RD	CHARLOTTEVILLE	22903	\$675,000	7/26/2024	Detached	1,824	Sold	7	3
584	No	Charlotte	708 STONEHENGE AVE	CHARLOTTEVILLE	22902	\$675,000	7/10/2024	Detached	1,990	Sold	7	3
585	No	Charlotte	1805 MEADOWBROOK HEIGHTS RD	CHARLOTTEVILLE	22901	\$675,000	7/8/2024	Detached	2,610	Sold	7	3
586	No	Abemarle	219 GERALDA CT	CROZET	22932	\$675,000	01/2/2024	Detached	2,328	Sold	6	3
587	No	Abemarle	1593 BLICK MOUNTAIN RD	EARLYSVILLE	22936	\$675,000	02/6/2024	Detached	3,000	Sold	8	3
588	No	Fuquay	4090 DEEP CREEK RD	KENTS STORE	23064	\$675,000	10/22/2024	Detached	1,417	Sold	10	4
589	No	Nelson	2072 EAST BRANCH LOOP	ROSELAND	22967	\$675,000	10/30/2024	Detached	2,624	Sold	10	4
590	No	Greene	311 ARMBURY RD	STANARDSVILLE	22973	\$675,000	03/2/2024	Detached	3,418	Sold	6	3
591	No	Abemarle	9315 CHESTNUT GROVE RD	ESMONT	22837	\$675,600	12/5/2024	Detached	4,579	Sold	12	4

592	No	Abernash	1640 PEPPERIDGE LN	CHARLOTTEVILLE	22911	\$680,000	7/15/2024	Detached	3,113	Sold	7	3
593	No	Greene	87 WESTOVER DR	RUCKERSVILLE	22968	\$680,000	7/22/2024	Detached	4,052	Sold	7	3
594	No	Louisa	225 TURNEY TROT LN	ZION CROSSROADS	22942	\$680,000	7/9/2024	Detached	2,983	Sold	7	3
595	No	Abernash	138 DELPHI LN	CHARLOTTEVILLE	22911	\$685,000	8/18/2024	Detached	3,212	Sold	8	3
596	No	Abernash	3481 STEAMER DR	KESWICK	22947	\$685,000	8/2/2024	Detached	3,195	Sold	8	3
597	No	Louisa	152 DEERVIEW RD	KESWICK	22947	\$685,000	8/28/2024	Detached	4,432	Sold	8	3
598	No	Louisa	205 APPALACHIAN LN	ZION CROSSROADS	22942	\$685,000	10/31/2024	Detached	3,098	Sold	10	4
599	No	Abernash	56 HICKORY LN	CHARLOTTEVILLE	22911	\$687,500	12/7/2024	Detached	2,542	Sold	10	4
600	No	Nelson	96 RAVENS RIDGE LN	ROSELAND	22967	\$689,000	10/3/2024	Detached	2,100	Sold	10	4
601	No	Abernash	1277 DUPONDA DR	CHARLOTTEVILLE	22901	\$690,000	10/1/2024	Detached	2,950	Sold	10	4
602	No	Charlotte	1621 BRANDYWINE DR	CHARLOTTEVILLE	22901	\$690,000	12/18/2024	Detached	3,934	Sold	12	4
603	No	Charlotte	1512 CHESEAPEAKE ST	CHARLOTTEVILLE	22902	\$690,000	8/15/2024	Detached	2,224	Sold	8	3
604	No	Abernash	798 CLEOPATRA CT	EARLYVILLE	22936	\$690,000	9/23/2024	Detached	3,181	Sold	9	3
605	No	Nelson	492 BLACK ROCK DR	WINTERGREEN RES	22958	\$690,000	10/29/2024	Detached	3,078	Sold	10	4
606	No	Louisa	43 BEAR RUN CT	ZION CROSSROADS	22942	\$692,500	9/9/2024	Detached	3,702	Sold	9	3
607	No	Abernash	5417 CORY CT	CHARLOTTEVILLE	22903	\$695,000	12/9/2024	Detached	3,788	Sold	12	4
608	No	Charlotte	1722 YORKTOWN DR	CHARLOTTEVILLE	22901	\$695,000	7/5/2024	Detached	2,404	Sold	7	3
609	No	Charlotte	1709 KING MOUNTAIN RD	CHARLOTTEVILLE	22901	\$699,000	9/8/2024	Detached	2,877	Sold	9	3
610	No	Abernash	1386 CROZET AVE	CROZET	22932	\$699,000	7/29/2024	Detached	2,290	Sold	7	3
611	No	Abernash	1900 FRAY RD	ADVANCE MILLS	22968	\$700,000	8/14/2024	Detached	2,827	Sold	8	3
612	No	Charlotte	513 VALLEY RD	CHARLOTTEVILLE	22903	\$700,000	8/8/2024	Detached	1,382	Sold	8	3
613	No	Charlotte	307 ALDERMAN RD	CHARLOTTEVILLE	22903	\$700,000	9/27/2024	Detached	1,328	Sold	9	3
614	No	Greene	57 BARTHOLOMEW PL	STANARDSVILLE	22973	\$700,000	7/19/2024	Detached	3,142	Sold	7	3
615	No	Abernash	3419 STEAMER DR	KESWICK	22947	\$702,500	10/28/2024	Detached	3,174	Sold	10	4
616	No	Abernash	3221 POPLAR RIDGE RD	CHARLOTTEVILLE	22911	\$705,000	7/17/2024	Detached	3,528	Sold	7	3
617	No	Abernash	1670 MILTON RD	CHARLOTTEVILLE	22902	\$705,000	8/29/2024	Detached	3,500	Sold	8	3
618	No	Abernash	6010 WARRWOOD RE	EARLYVILLE	22936	\$705,000	7/2/2024	Detached	4,198	Sold	7	3
619	No	Nelson	37 GRAY SQUIRREL LN	NELLYSPOND	22957	\$708,500	10/28/2024	Detached	4,167	Sold	10	4
620	No	Abernash	5348 WINDY RIDGE RD	CHARLOTTEVILLE	22903	\$708,000	10/29/2024	Detached	3,928	Sold	10	4
621	No	Abernash	2220 FRAY RD	ADVANCE MILLS	22968	\$710,000	10/24/2024	Detached	3,884	Sold	10	4
622	No	Abernash	1220 BUCK MOUNTAIN RD	EARLYVILLE	22936	\$710,000	9/2/2024	Detached	2,775	Sold	9	3
623	No	Abernash	5374 GORDONSVILLE RD	CISMONT	22947	\$715,000	8/30/2024	Detached	2,320	Sold	8	3
624	No	Abernash	2704 SOUTHERN HILLS CT	NORTH GARDEN	22959	\$715,000	12/5/2024	Detached	2,876	Sold	12	4
625	No	Abernash	5377 HAVENWOOD LN	SCHUYLER	22969	\$715,000	12/4/2024	Detached	4,423	Sold	12	4
626	No	Abernash	198 HADEN LN	CROZET	22932	\$719,000	11/15/2024	Detached	2,948	Sold	11	4
627	No	Nelson	955 JONESBORO RD	ROSELAND	22967	\$725,000	11/25/2024	Detached	2,845	Sold	11	4
628	No	Nelson	577 CHESTNUT RIDGE RD	ROSELAND	22967	\$725,000	8/14/2024	Detached	2,898	Sold	8	3
629	No	Greene	91 JEREMAH CT	STANARDSVILLE	22973	\$725,000	7/19/2024	Detached	3,299	Sold	7	3
630	No	Fuquay	43 S BEARWOOD DR	PALMYRA	22963	\$729,000	11/22/2024	Detached	2,805	Sold	11	4
631	No	Abernash	958 GREENWOOD RD	CROZET	22932	\$732,000	11/6/2024	Detached	2,644	Sold	11	4
632	No	Louisa	181 MT AIRY RD	LOUISA	22093	\$732,700	10/29/2024	Detached	3,988	Sold	10	4
633	No	Abernash	4994 STONY POINT PASS	KESWICK	22947	\$735,000	8/1/2024	Detached	2,844	Sold - Con	8	3
634	No	Nelson	707 CEDARS PT	WINTERGREEN RES	22967	\$739,000	10/16/2024	Detached	3,335	Sold	10	4
635	No	Abernash	1174 RIVER OAKS LN	CHARLOTTEVILLE	22901	\$740,000	7/29/2024	Detached	2,998	Sold	7	3
636	No	Abernash	2677 KENDAL WOOD LN	CHARLOTTEVILLE	22911	\$742,000	7/9/2024	Detached	3,718	Sold	7	3
637	No	Abernash	205 CHAUCEY RD	CHARLOTTEVILLE	22901	\$745,000	12/19/2024	Detached	2,705	Sold	12	4
638	No	Charlotte	722 PARK ST	CHARLOTTEVILLE	22902	\$745,000	9/12/2024	Detached	1,980	Sold	9	3
639	No	Abernash	1481 BUTLER ST	CHARLOTTEVILLE	22901	\$745,500	11/21/2024	Detached	3,583	Sold	11	4
640	No	Charlotte	1505 WESTWOOD RD	CHARLOTTEVILLE	22903	\$749,000	11/7/2024	Detached	1,500	Sold	11	4
641	No	Nelson	492 EAST CATACTIN DR	WINTERGREEN	22967	\$749,000	12/9/2024	Detached	3,181	Sold	12	4
642	No	Abernash	838 HEATHFIELD LN	CROZET	22932	\$749,000	7/17/2024	Detached	2,643	Sold	7	3
643	No	Abernash	1483 TERRACE LN	CHARLOTTEVILLE	22911	\$750,000	11/18/2024	Detached	3,325	Sold	11	4
644	No	Abernash	101 VICAR CT	CHARLOTTEVILLE	22901	\$750,000	7/10/2024	Detached	3,040	Sold	7	3
645	No	Abernash	5475 BROWNSVILLE RD	CHARLOTTEVILLE	22903	\$750,000	8/8/2024	Detached	3,084	Sold	8	3
646	No	Abernash	8186 WEST END DR	CROZET	22932	\$750,000	9/30/2024	Detached	2,818	Sold	9	3
647	No	Fuquay	939 CROSS CREEK WAY	PALMYRA	22963	\$750,000	8/8/2024	Detached	3,795	Sold	8	3
648	No	Fuquay	1133 HUNTERS LODGE RD	TROY	22674	\$750,000	12/20/2024	Detached	2,280	Sold	12	4
649	No	Abernash	1644 VIA FLORENCE	CHARLOTTEVILLE	22911	\$751,000	12/6/2024	Detached	2,800	Sold	10	4
650	No	Abernash	328 SQUIRREL PATH	CHARLOTTEVILLE	22901	\$752,500	10/29/2024	Detached	3,018	Sold	10	4
651	No	Abernash	2110 WHIPPOORWILL RD	CHARLOTTEVILLE	22901	\$755,000	10/16/2024	Detached	2,040	Sold	10	4
652	No	Abernash	2801 NORTHFIELD RD	CHARLOTTEVILLE	22901	\$755,000	11/14/2024	Detached	3,548	Sold	11	4
653	No	Abernash	1909 PURPLE SAGE CT	CHARLOTTEVILLE	22911	\$757,500	9/4/2024	Detached	3,338	Sold	9	3
654	No	Abernash	1384 SINGLETON LN	CHARLOTTEVILLE	22903	\$758,000	7/16/2024	Detached	3,147	Sold	7	3
655	No	Nelson	500 GREEN CREEK RD	SCHUYLER	22969	\$760,000	11/25/2024	Detached	3,006	Sold	11	4
656	No	Nelson	182 TIMBER RIDGE LN	WINTERGREEN RES	22967	\$760,000	12/16/2024	Detached	3,105	Sold	12	4
657	No	Abernash	319 CARRISBROOK DR	CHARLOTTEVILLE	22901	\$765,000	10/17/2024	Detached	3,782	Sold	10	4
658	No	Fuquay	27 MCNEEWOOD PL	PALMYRA	22963	\$769,000	7/29/2024	Detached	3,336	Sold	7	3
659	No	Greene	577 ADVANCE MILLS RD	RUCKERSVILLE	22968	\$767,500	10/28/2024	Detached	2,278	Sold	10	4
660	No	Abernash	630 MILLER SCHOOL RD	CHARLOTTEVILLE	22903	\$775,000	10/11/2024	Detached	3,780	Sold	10	4
661	No	Abernash	301 DOVER RD	CHARLOTTEVILLE	22901	\$775,000	8/13/2024	Detached	3,728	Sold	8	3
662	No	Abernash	804 GOLF VIEW DR	CROZET	22932	\$775,000	8/22/2024	Detached	2,850	Sold	8	3
663	No	Fuquay	2325 SCLATERS FORD RD	PALMYRA	22963	\$775,000	8/28/2024	Detached	3,078	Sold	8	3
664	No	Greene	93 DOERS DR	RUCKERSVILLE	22968	\$779,000	10/7/2024	Detached	5,433	Sold	10	4
665	No	Greene	4136 AMCUS RD	STANARDSVILLE	22973	\$779,000	11/21/2024	Detached	1,458	Sold	11	4
666	No	Abernash	139 MONTEI DR	EARLYVILLE	22936	\$780,000	8/8/2024	Detached	3,372	Sold	8	3
667	No	Nelson	29 ROCK DOVE LN	ROSELAND	22967	\$780,000	7/15/2024	Detached	2,538	Sold	7	3
668	No	Abernash	2444 MAPLE RIDGE DR	CHARLOTTEVILLE	22911	\$782,500	7/1/2024	Detached	2,790	Sold	7	3
669	No	Abernash	2221 POLO GROUNDS RD	CHARLOTTEVILLE	22911	\$785,000	12/23/2024	Detached	3,204	Sold	12	4
670	No	Charlotte	1610 YORKTOWN DR	CHARLOTTEVILLE	22901	\$785,000	8/16/2024	Detached	2,340	Sold	8	3
671	No	Abernash	481 CLARKS TRACT	KESWICK	22947	\$785,000	11/15/2024	Detached	2,914	Sold	11	4
672	No	Louisa	33 HERITAGE DR	ZION CROSSROADS	22942	\$785,000	8/23/2024	Detached	3,008	Sold	8	3
673	No	Abernash	4721 HELIOS PATH	BARBOURSVILLE	22923	\$789,000	7/29/2024	Detached	3,188	Sold	7	3
674	No	Abernash	117 S INDIAN SPRING RD	CHARLOTTEVILLE	22901	\$789,000	8/11/2024	Detached	3,631	Sold	8	3
675	No	Abernash	161 SAN MARCOS WAY	CROZET	22932	\$792,000	11/15/2024	Detached	2,352	Sold	11	4
676	No	Nelson	370 PINEY MOUNTAIN LN	SHPMAN	22971	\$794,000	7/11/2024	Detached	3,401	Sold	7	3
677	No	Abernash	8455 SIGNAL HL	AFTON	22920	\$795,000	12/18/2024	Detached	3,558	Sold	12	4
678	No	Abernash	2040 BROWNSTONE LN	CHARLOTTEVILLE	22901	\$795,000	8/15/2024	Detached	4,138	Sold - Con	8	3
679	No	Abernash	4245 WOODTHRUSH LN	BARBOURSVILLE	22923	\$800,000	8/10/2024	Detached	4,131	Sold	8	3
680	No	Abernash	1491 PRINDALE RD	CHARLOTTEVILLE	22901	\$800,000	7/10/2024	Detached	2,640	Sold	7	3
681	No	Louisa	138 HARRIS CREEK RD	LOUISA	22093	\$800,000	7/12/2024	Detached	5,503	Sold	7	3
682	No	Abernash	708 HIGHGATE ROW	CROZET	22932	\$805,000	7/2/2024	Detached	2,853	Sold	7	3
683	No	Abernash	1704 SHELTON ST	CHARLOTTEVILLE	22901	\$808,000	8/8/2024	Detached	2,882	Sold	8	3
684	No	Charlotte	1615 GREENLEAF LN	CHARLOTTEVILLE	22903	\$811,000	10/1/2024	Detached	2,388	Sold	10	4
685	No	Nelson	7115 ROCKFISH VALLEY HWY	AFTON	22920	\$815,000	11/13/2024	Detached	1,884	Sold	11	4
686	No	Abernash	1306 PENFIELD LN	CHARLOTTEVILLE	22901	\$815,000	8/30/2024	Detached	3,155	Sold	8	3
687	No	Charlotte	1607 CAMBRIDGE CIR	CHARLOTTEVILLE	22903	\$815,000	10/18/2024	Detached	2,035	Sold	10	4
688	No	Abernash	838 LAMARAS DR	CROZET	22932	\$815,000	10/4/2024	Detached	3,150	Sold	10	4
689	No	Abernash	2180 BRANDYWINE RD	CHARLOTTEVILLE	22901	\$820,000	10/3/2024	Detached	3,381	Sold	10	4
690	No	Charlotte	935 BELMONT AVE	CHARLOTTEVILLE	22902	\$820,000	9/5/2024	Detached	1,718	Sold	9	3

691	No	Abemarle	3540 DEVON PINES	KESWICK	22647	\$620,000	7/29/2024	Detached	3,725	Sold	7	3
692	No	Nelson	159 EAST CATOCTIN DR	WINTERGREEN RES	22667	\$620,000	11/6/2024	Detached	4,148	Sold	11	4
693	No	Abemarle	1730 OLD FORGE RD	CHARLOTTEVILLE	22601	\$621,025	12/6/2024	Detached	3,354	Sold	12	4
694	No	Abemarle	1999 RIDGE TOP DR	CHARLOTTEVILLE	22603	\$625,000	8/13/2024	Detached	2,696	Sold	8	3
695	No	Abemarle	1288 STILL MEADOW AVE	CHARLOTTEVILLE	22601	\$625,000	9/3/2024	Detached	3,281	Sold	8	3
696	No	Fuquay	637 MEADOW BROOK LN	TROY	22674	\$625,000	10/18/2024	Detached	3,344	Sold	10	4
697	No	Charlotte	464 NICHOLSON ST	CHARLOTTEVILLE	22601	\$632,000	11/19/2024	Detached	2,414	Sold	11	4
698	No	Nelson	85 NORTH ROCK TREE LN	WINTERGREEN RES	22667	\$635,000	11/5/2024	Detached	3,328	Sold	11	4
699	No	Abemarle	230 BUFFALO HILLS RD	EARLYVILLE	22636	\$636,000	7/25/2024	Detached	4,971	Sold	7	3
700	No	Abemarle	5781 WYANT LN	CHARLOTTEVILLE	22603	\$640,000	12/6/2024	Detached	3,387	Sold	12	4
701	No	Abemarle	2797 PROFFIT RD	CHARLOTTEVILLE	22611	\$650,000	11/18/2024	Detached	1,794	Sold	11	4
702	No	Abemarle	2897 LONGBRANCH FARM	CHARLOTTEVILLE	22602	\$650,000	12/12/2024	Detached	2,788	Sold	12	4
703	No	Charlotte	2959 BRUNSWICK RD	CHARLOTTEVILLE	22603	\$650,000	10/4/2024	Detached	1,244	Sold	10	4
704	No	Charlotte	817 MONTROSE AVE	CHARLOTTEVILLE	22602	\$650,000	7/3/2024	Detached	2,604	Sold	7	3
705	No	Abemarle	7053 HAMPSTEAD DR	CROZET	22632	\$650,000	11/21/2024	Detached	3,048	Sold	11	4
706	No	Abemarle	3632 VICTORIA LN	KESWICK	22647	\$650,000	12/27/2024	Detached	3,842	Sold	12	4
707	No	Nelson	32 SHADOW CREST LN	NELLYSFORD	22658	\$650,000	11/15/2024	Detached	4,242	Sold	11	4
708	No	Nelson	1687 MONOCAN DR	NELLYSFORD	22658	\$650,000	7/26/2024	Detached	3,532	Sold	7	3
709	No	Louis	1365 BEAR ISLAND PKWY	ZION CROSSROADS	22642	\$650,000	7/19/2024	Detached	3,378	Sold	7	3
710	No	Abemarle	2015 BROWNSTONE LN	CHARLOTTEVILLE	22601	\$660,000	8/26/2024	Detached	3,863	Sold	8	3
711	No	Abemarle	798 GOLF VIEW DR	CROZET	22632	\$660,000	10/11/2024	Detached	2,887	Sold	10	4
712	No	Abemarle	1004 WHISPERING PINES LN	CHARLOTTEVILLE	22601	\$665,000	7/1/2024	Detached	2,955	Sold	7	3
713	No	Abemarle	5123 BROOK VIEW RD	CROZET	22632	\$670,000	7/26/2024	Detached	3,842	Sold	7	3
714	No	Abemarle	214 LEGO DR	CHARLOTTEVILLE	22611	\$675,000	10/16/2024	Detached	3,988	Sold	10	4
715	No	Abemarle	1521 STILL MEADOW CV	CHARLOTTEVILLE	22601	\$675,000	7/1/2024	Detached	3,764	Sold	7	3
716	No	Charlotte	1965 LEWIS MOUNTAIN RD	CHARLOTTEVILLE	22603	\$675,000	11/16/2024	Detached	1,812	Sold	7	3
717	No	Abemarle	2616 LAVACA CT	CROZET	22632	\$675,000	8/17/2024	Detached	4,273	Sold	8	3
718	No	Abemarle	627 JONIA ST	CROZET	22632	\$675,000	10/23/2024	Detached	3,492	Sold	10	4
719	No	Abemarle	1740 SHELTON ST	CHARLOTTEVILLE	22601	\$679,000	12/18/2024	Detached	3,286	Sold	12	4
720	No	Abemarle	1441 REYNOLDA DR	CHARLOTTEVILLE	22602	\$680,000	9/25/2024	Detached	3,668	Sold	9	3
721	No	Charlotte	426 NICHOLSON ST	CHARLOTTEVILLE	22601	\$680,000	7/30/2024	Detached	3,148	Sold	7	3
722	No	Nelson	133 NORTH ROCK TREE LN	WINTERGREEN RES	22667	\$680,000	8/13/2024	Detached	3,558	Sold	8	3
723	No	Charlotte	517 BENNETT ST	CHARLOTTEVILLE	22601	\$685,000	10/15/2024	Detached	2,983	Sold	10	4
724	No	Abemarle	9035 BROOK VIEW RD	CROZET	22632	\$685,000	8/12/2024	Detached	3,756	Sold	8	3
725	No	Abemarle	6319 PARKWOOD RD	EARLYVILLE	22636	\$685,000	8/17/2024	Detached	3,178	Sold	8	3
726	No	Charlotte	485 NE 3RD ST	CHARLOTTEVILLE	22602	\$685,000	7/8/2024	Detached	1,882	Sold	7	3
727	No	Abemarle	2160 UNION MILLS RD	TROY	22674	\$695,000	8/16/2024	Detached	3,976	Sold	8	3
728	No	Abemarle	2413 WAKEFIELD RD	CHARLOTTEVILLE	22601	\$697,200	7/11/2024	Detached	3,471	Sold	7	3
729	No	Charlotte	121 SHAMROCK RD	CHARLOTTEVILLE	22603	\$698,000	9/3/2024	Detached	2,754	Sold	9	3
730	No	Abemarle	320 AGATHA RIDGE CT	CROZET	22632	\$698,000	9/25/2024	Detached	4,114	Sold	9	3
731	No	Abemarle	4933 FREE UNION RD	CHARLOTTEVILLE	22601	\$698,000	11/6/2024	Detached	2,418	Sold	11	4
732	No	Abemarle	2230 MICHUM PL	CHARLOTTEVILLE	22601	\$698,000	8/8/2024	Detached	3,423	Sold	8	3
733	No	Charlotte	120 MINOR RD	CHARLOTTEVILLE	22603	\$698,000	8/12/2024	Detached	1,918	Sold	8	3
734	No	Abemarle	2570 ANDREW LN	CHARLOTTEVILLE	22601	\$697,500	7/1/2024	Detached	2,388	Sold	7	3
735	No	Abemarle	1165 OWENSVILLE RD	CHARLOTTEVILLE	22601	\$698,000	9/3/2024	Detached	3,498	Sold	9	3
736	No	Abemarle	4802 ADVANCE MILLS RD	EARLYVILLE	22636	\$698,000	8/30/2024	Detached	4,500	Sold	8	3
737	No	Abemarle	1305 DABNEY GRV	CHARLOTTEVILLE	22601	\$698,000	12/10/2024	Detached	3,488	Sold	12	4
738	No	Abemarle	1288 PENFIELD LN	CHARLOTTEVILLE	22601	\$698,000	9/11/2024	Detached	4,516	Sold	9	3
739	No	Charlotte	855 LOCUST AVE	CHARLOTTEVILLE	22602	\$698,000	7/12/2024	Detached	2,178	Sold	7	3
740	No	Abemarle	2224 AMBEROSE WAY	CHARLOTTEVILLE	22601	\$698,000	10/29/2024	Detached	4,747	Sold	10	4
741	No	Louis	119 DISTAN CT	KESWICK	22647	\$698,000	12/10/2024	Detached	4,764	Sold	12	4
742	No	Nelson	1339 STONEY CREEK WEST	NELLYSFORD	22658	\$698,000	8/8/2024	Detached	3,075	Sold	8	3
743	No	Charlotte	2003 LEWIS MOUNTAIN RD	CHARLOTTEVILLE	22603	\$698,000	10/7/2024	Detached	2,221	Sold	10	4
744	No	Charlotte	1318 ROSE HILL DR	CHARLOTTEVILLE	22603	\$698,000	7/16/2024	Detached	2,830	Sold	7	3
745	No	Abemarle	1510 HEATHER FIELD LN	EARLYVILLE	22636	\$698,000	9/8/2024	Detached	4,818	Sold	9	3
746	No	Fuquay	22 BAREFOOT LN	PALMYRA	22696	\$698,000	10/15/2024	Detached	3,188	Sold	10	4
747	No	Abemarle	1158 FALLOW DR	CHARLOTTEVILLE	22601	\$698,000	8/29/2024	Detached	3,356	Sold	8	3
748	No	Abemarle	425 FENTON CT	KESWICK	22647	\$698,000	9/2/2024	Detached	2,365	Sold	9	3
749	No	Nelson	21 FOLYBLN	NELLYSFORD	22658	\$698,000	8/16/2024	Detached	4,678	Sold	8	3
750	No	Abemarle	1423 TRINITY WAY	CROZET	22632	\$692,250	11/19/2024	Detached	2,723	Sold	11	4
751	No	Abemarle	3884 PERTH-SHIRE CT	KESWICK	22647	\$695,000	9/30/2024	Detached	4,816	Sold	9	3
752	No	Louis	981 BEAVER DAM RD	KESWICK	22647	\$695,000	8/6/2024	Detached	2,616	Sold	8	3
753	No	Charlotte	2020 MINOR RD	CHARLOTTEVILLE	22603	\$695,000	10/31/2024	Detached	1,888	Sold	10	4
754	No	Charlotte	509 LEXINGTON AVE	CHARLOTTEVILLE	22602	\$692,000	10/12/2024	Detached	1,907	Sold	10	4
755	No	Abemarle	921 LOCHLYN HILL LN	CHARLOTTEVILLE	22601	\$698,000	11/15/2024	Detached	3,446	Sold	11	4
756	No	Abemarle	398 DRUMM RD	KESWICK	22647	\$698,000	11/4/2024	Detached	2,924	Sold	11	4
757	No	Charlotte	1927 WESTWOOD RD	CHARLOTTEVILLE	22603	\$697,500	11/12/2024	Detached	2,824	Sold	11	4
758	No	Greene	34 LEXINGTON CT	STANARDSVILLE	22673	\$697,500	12/18/2024	Detached	3,384	Sold	12	4
759	No	Abemarle	4470 OLD FIELDS RD	FREE UNION	22640	\$698,000	10/14/2024	Detached	2,783	Sold	10	4
760	No	Abemarle	5440 LEON LN	CROZET	22632	\$698,000	10/4/2024	Detached	4,227	Sold	10	4
761	No	Charlotte	1716 KING MOUNTAIN RD	CHARLOTTEVILLE	22601	\$698,000	10/17/2024	Detached	2,602	Sold - Car	10	4
762	No	Charlotte	702 EVERGREEN AVE	CHARLOTTEVILLE	22602	\$698,000	7/4/2024	Detached	2,675	Sold	7	3
763	No	Abemarle	9050 TANBARK LN	HOWARDSVILLE	24462	\$699,000	10/7/2024	Detached	3,726	Sold	10	4
764	No	Abemarle	829 BURLIGH CT	KESWICK	22647	\$699,000	8/16/2024	Detached	2,494	Sold - Car	8	3
765	No	Abemarle	9742 PLANK RD	BATESVILLE	22624	\$699,375	12/16/2024	Detached	4,384	Sold	12	4
766	No	Abemarle	2610 LAVACA CT	CROZET	22632	\$1,000,000	7/1/2024	Detached	4,227	Sold	7	3
767	No	Abemarle	3457 ROWCROSS ST	CROZET	22632	\$1,010,000	11/26/2024	Detached	3,873	Sold	11	4
768	No	Abemarle	7112 HAMPSTEAD DR	CROZET	22632	\$1,025,000	7/19/2024	Detached	4,364	Sold	7	3
769	No	Nelson	744 LEVEL GREEN RD	ROSELAND	22667	\$1,025,000	12/6/2024	Detached	3,008	Sold	12	4
770	No	Abemarle	888 WOLF TRAP RD	CHARLOTTEVILLE	22611	\$1,040,000	11/13/2024	Detached	3,814	Sold	11	4
771	No	Abemarle	2492 PENDOWER LN	KESWICK	22647	\$1,045,000	8/30/2024	Detached	4,732	Sold	8	3
772	No	Abemarle	1842 HIL AND CREEK DR	CHARLOTTEVILLE	22611	\$1,050,000	11/20/2024	Detached	3,772	Sold	11	4
773	No	Charlotte	1817 UNIVERSITY CIR	CHARLOTTEVILLE	22603	\$1,050,000	8/7/2024	Detached	1,955	Sold	8	3
774	No	Abemarle	136 SAN MARCOS WAY	CROZET	22632	\$1,050,000	12/19/2024	Detached	3,744	Sold	12	4
775	No	Abemarle	2457 HOLKHAM DR	CHARLOTTEVILLE	22601	\$1,085,000	8/14/2024	Detached	2,902	Sold	8	3
776	No	Charlotte	905 COTTAGE LN	CHARLOTTEVILLE	22603	\$1,087,750	9/17/2024	Detached	2,711	Sold	9	3
777	No	Charlotte	1886 WINSTON RD	CHARLOTTEVILLE	22603	\$1,092,700	7/31/2024	Detached	3,194	Sold	7	3
778	No	Abemarle	2711 CARDINAL RIDGE RD	CHARLOTTEVILLE	22601	\$1,100,000	7/31/2024	Detached	3,456	Sold	7	3
779	No	Abemarle	2480 SPRING BROOK DR	CHARLOTTEVILLE	22601	\$1,100,000	8/29/2024	Detached	4,496	Sold	8	3
780	No	Charlotte	309 AVON ST	CHARLOTTEVILLE	22602	\$1,100,000	8/18/2024	Detached	1,280	Sold - Car	8	3
781	No	Abemarle	6959 BLACKWELLS HOLLOW RD	CROZET	22632	\$1,100,000	7/1/2024	Detached	1,332	Sold	7	3
782	No	Abemarle	1705 HYLAND CREEK CIR	CHARLOTTEVILLE	22611	\$1,110,000	7/1/2024	Detached	4,588	Sold	7	3
783	No	Fuquay	11 WHIPPOORWILL LN	PALMYRA	22696	\$1,115,000	12/9/2024	Detached	4,293	Sold	12	4
784	No	Abemarle	2380 WILLSTON DR	CHARLOTTEVILLE	22601	\$1,120,000	11/16/2024	Detached	2,896	Sold	11	4
785	No	Abemarle	5955 WESTHALL DR	CROZET	22632	\$1,120,665	7/8/2024	Detached	3,468	Sold	7	3
786	No	Abemarle	134 S INDIAN SPRING RD	CHARLOTTEVILLE	22601	\$1,125,000	10/21/2024	Detached	3,678	Sold	10	4
787	No	Charlotte	416 PARK ST	CHARLOTTEVILLE	22602	\$1,125,000	12/2/2024	Detached	4,294	Sold	12	4
788	No	Abemarle	888 JONIA ST	CROZET	22632	\$1,125,000	10/4/2024	Detached	3,238	Sold	10	4
789	No	Abemarle	3554 LOVERS LN	GORDONSVILLE	22842	\$1,125,000	11/26/2024	Detached	3,425	Sold - Car	11	4

790	No	Abenarke	2394 FERNDOWN LN	KESWICK	22947	\$1,125,000	8/13/2024	Detached	4,485	Sold	8	3
791	No	Nelson	138 PEELARS PT	WINTERGREEN RES	22967	\$1,125,000	03/02/2024	Detached	3,938	Sold	5	3
792	No	Charlotte	902 PARK ST	CHARLOTTEVILLE	22902	\$1,139,000	7/17/2024	Detached	2,306	Sold	7	3
793	No	Fluorine	12 LANDSLIDE CT	PALMYRA	22963	\$1,150,000	03/20/24	Detached	4,202	Sold	8	3
794	No	Charlotte	2035 THOMSON RD	CHARLOTTEVILLE	22903	\$1,155,000	01/7/2024	Detached	2,754	Sold	8	3
795	No	Abenarke	2413 PENDOWER LN	KESWICK	22947	\$1,187,500	11/20/2024	Detached	5,516	Sold	11	4
796	No	Abenarke	2012 ASPEN DR	CHARLOTTEVILLE	22911	\$1,188,000	11/8/2024	Detached	4,378	Sold	11	4
797	No	Charlotte	102 OAK LAWN DR	CHARLOTTEVILLE	22903	\$1,195,000	7/25/2024	Detached	3,373	Sold	7	3
798	No	Abenarke	351 IVY VISTA DR	CHARLOTTEVILLE	22903	\$1,200,000	11/7/2024	Detached	3,751	Sold	11	4
799	No	Abenarke	3585 MORGANTOWN RD	CHARLOTTEVILLE	22903	\$1,205,000	02/7/2024	Detached	5,971	Sold	8	3
800	No	Charlotte	1425 FOXBROOK LN	CHARLOTTEVILLE	22901	\$1,205,000	7/10/2024	Detached	3,395	Sold	7	3
801	No	Charlotte	1885 EDGEWOOD LN	CHARLOTTEVILLE	22903	\$1,210,000	11/25/2024	Detached	3,451	Sold	11	4
802	No	Abenarke	1095 WHISPERING PINES LN	CHARLOTTEVILLE	22901	\$1,215,000	01/12/2024	Detached	3,696	Sold	8	3
803	No	Abenarke	3170 BEAU MONT FARM RD	CHARLOTTEVILLE	22901	\$1,215,000	09/20/2024	Detached	4,242	Sold	8	3
804	No	Charlotte	1848 WESTVIEW RD	CHARLOTTEVILLE	22903	\$1,249,000	11/14/2024	Detached	3,385	Sold	11	4
805	No	Abenarke	2800 OLD OAKS SPUR	CHARLOTTEVILLE	22901	\$1,250,000	10/30/2024	Detached	4,224	Sold	12	4
806	No	Abenarke	9820 BLENHEM RD	CHARLOTTEVILLE	22902	\$1,250,000	12/23/2024	Detached	4,148	Sold	12	4
807	No	Abenarke	3625 RALEGH MOUNTAIN TRL	CHARLOTTEVILLE	22903	\$1,250,000	09/9/2024	Detached	4,605	Sold	8	3
808	No	Abenarke	795 NAKED CREEK RUN	EARLYVILLE	22936	\$1,250,000	10/4/2024	Detached	4,329	Sold	12	4
809	No	Fluorine	3535 VENABLE RD	KENTS STORE	22964	\$1,250,000	10/17/2024	Detached	3,138	Sold	12	4
810	No	Abenarke	2933 MILL GROVE LN	NORTH GARDEN	22959	\$1,250,000	08/2/2024	Detached	3,387	Sold	8	3
811	No	Abenarke	2025 FARRINGDON RD	KESWICK	22947	\$1,255,000	02/2/2024	Detached	4,038	Sold	8	3
812	No	Abenarke	2228 WINGFIELD RD	CHARLOTTEVILLE	22901	\$1,269,000	10/25/2024	Detached	3,902	Sold	12	4
813	No	Nelson	30 LOT2 POND	NELLYSFORD	22958	\$1,272,000	12/6/2024	Detached	4,258	Sold	12	4
814	No	Abenarke	100 S INDIAN SPRING RD	CHARLOTTEVILLE	22901	\$1,300,000	7/31/2024	Detached	5,392	Sold	7	3
815	No	Charlotte	901 BELMONT AVE	CHARLOTTEVILLE	22902	\$1,325,000	12/20/2024	Detached	3,198	Sold	12	4
816	No	Abenarke	2940 DAVENTRY LN	CHARLOTTEVILLE	22911	\$1,334,000	08/20/2024	Detached	4,701	Sold	8	3
817	No	Nelson	923 BLAND WADE LN	ATTON	22920	\$1,350,000	09/2/2024	Detached	4,482	Sold - Car	5	3
818	No	Abenarke	1221 WEST LEIGH DR	CHARLOTTEVILLE	22901	\$1,380,000	12/10/2024	Detached	2,452	Sold	12	4
819	No	Abenarke	900 LOBLOLLY LN	CHARLOTTEVILLE	22901	\$1,380,000	10/30/2024	Detached	5,263	Sold	12	4
820	No	Abenarke	3080 BEAU MONT FARM RD	CHARLOTTEVILLE	22901	\$1,385,000	11/21/2024	Detached	4,608	Sold	11	4
821	No	Abenarke	3518 GLASGOW LN	KESWICK	22947	\$1,385,000	01/31/2024	Detached	5,112	Sold	8	3
822	No	Abenarke	1735 DORNING CT	KESWICK	22947	\$1,395,000	10/23/2024	Detached	4,456	Sold - Car	12	4
823	No	Charlotte	1758 JEFFERSON PARK AVE	CHARLOTTEVILLE	22903	\$1,399,000	12/15/2024	Detached	3,222	Sold	12	4
824	No	Abenarke	2410 DARBY RD	KESWICK	22947	\$1,399,000	12/4/2024	Detached	5,176	Sold	12	4
825	No	Abenarke	1927 LARBS RD	CHARLOTTEVILLE	22901	\$1,415,000	10/25/2024	Detached	4,378	Sold	12	4
826	No	Abenarke	927 MCHE TAVERN LN	CHARLOTTEVILLE	22902	\$1,417,875	10/21/2024	Detached	6,012	Sold	12	4
827	No	Abenarke	2206 WATERSIDE WY	KESWICK	22947	\$1,450,000	02/5/2024	Detached	7,056	Sold	5	3
828	No	Nelson	9721 NORWOOD LN	NORWOOD	24581	\$1,475,000	12/16/2024	Detached	5,174	Sold	12	4
829	No	Abenarke	312 ROCKWOOD DR	CHARLOTTEVILLE	22903	\$1,500,000	7/10/2024	Detached	4,170	Sold	7	3
830	No	Charlotte	731 LOCUST AVE	CHARLOTTEVILLE	22902	\$1,500,000	02/26/2024	Detached	3,475	Sold	5	3
831	No	Abenarke	1335 SAKIT JOHN RD	GORDONSVILLE	22947	\$1,500,000	12/27/2024	Detached	3,471	Sold	12	4
832	No	Abenarke	275 SPRING LN	CHARLOTTEVILLE	22903	\$1,525,000	02/26/2024	Detached	4,589	Sold	8	3
833	No	Abenarke	2242 CAMARGO DR	CHARLOTTEVILLE	22901	\$1,550,000	11/15/2024	Detached	5,880	Sold	11	4
834	No	Abenarke	509 WELINGTON PL	CHARLOTTEVILLE	22903	\$1,600,000	07/7/2024	Detached	2,835	Sold	8	3
835	No	Abenarke	485 MARTHAS WAY	CHARLOTTEVILLE	22903	\$1,650,000	7/17/2024	Detached	4,928	Sold	7	3
836	No	Charlotte	710 PARK ST	CHARLOTTEVILLE	22902	\$1,660,000	7/1/2024	Detached	3,450	Sold	7	3
837	No	Abenarke	1887 TAYLORS GAP RD	NORTH GARDEN	22959	\$1,660,000	12/15/2024	Detached	5,455	Sold	12	4
838	No	Abenarke	780 LEMOX HILL RD	CHARLOTTEVILLE	22903	\$1,675,000	7/28/2024	Detached	5,416	Sold	7	3
839	No	Abenarke	2630 PALMER DR	KESWICK	22947	\$1,700,000	03/05/2024	Detached	4,995	Sold	8	3
840	No	Abenarke	1118 CLUB DR	KESWICK	22947	\$1,725,000	7/10/2024	Detached	4,356	Sold	7	3
841	No	Abenarke	2920 DEVONBURST DR	GORDONSVILLE	22942	\$1,750,000	11/14/2024	Detached	4,658	Sold	11	4
842	No	Abenarke	2212 GARTH OAKS PT	CHARLOTTEVILLE	22901	\$1,800,000	11/22/2024	Detached	3,877	Sold	11	4
843	No	Abenarke	983 DRY BRIDGE RD	CHARLOTTEVILLE	22903	\$1,800,000	01/5/2024	Detached	4,388	Sold - Car	8	3
844	No	Abenarke	3170 DARBY RD	KESWICK	22947	\$1,800,000	02/26/2024	Detached	5,304	Sold	8	3
845	No	Charlotte	1904 GRADY AVE	CHARLOTTEVILLE	22903	\$1,825,000	08/2/2024	Detached	2,778	Sold	8	3
846	No	Charlotte	1943 THOMSON RD	CHARLOTTEVILLE	22903	\$1,850,000	7/10/2024	Detached	4,606	Sold	7	3
847	No	Abenarke	5410 PIPER WAY	KESWICK	22947	\$1,875,000	01/7/2024	Detached	6,241	Sold	8	3
848	No	Charlotte	1598 GROVE RD	CHARLOTTEVILLE	22901	\$1,905,000	02/28/2024	Detached	4,574	Sold	5	3
849	No	Abenarke	3295 BEAU MONT FARM RD	CHARLOTTEVILLE	22901	\$2,000,000	7/12/2024	Detached	2,813	Sold	7	3
850	No	Abenarke	4281 OCK WOODS RD	CHARLOTTEVILLE	22903	\$2,200,000	12/10/2024	Detached	2,814	Sold	12	4
851	No	Abenarke	888 TANGLEWOOD RD	CHARLOTTEVILLE	22901	\$2,200,000	7/15/2024	Detached	4,545	Sold	7	3
852	No	Charlotte	625 PARK ST	CHARLOTTEVILLE	22902	\$2,250,000	11/18/2024	Detached	5,609	Sold	11	4
853	No	Abenarke	5229 ADVANCE MILLS RD	EARLYVILLE	22936	\$2,250,000	11/15/2024	Detached	3,025	Sold	11	4
854	No	Nelson	9749 THOMAS NELSON HWY	LOVINGSTON	22949	\$2,300,000	7/22/2024	Detached	5,916	Sold - Car	7	3
855	No	Abenarke	1798 CHARTERHOUSE CT	KESWICK	22947	\$2,350,000	02/26/2024	Detached	6,205	Sold	8	3
856	No	Nelson	1981 SALEM RD	SCHUYLER	22969	\$2,350,000	10/1/2024	Detached	4,242	Sold	12	4
857	No	Abenarke	493 BALBON DR	EARLYVILLE	22936	\$2,460,000	10/30/2024	Detached	5,318	Sold	12	4
858	No	Abenarke	3025 MECHUM BANKS DR	CHARLOTTEVILLE	22901	\$2,476,000	7/15/2024	Detached	5,593	Sold	7	3
859	No	Charlotte	2021 SPOTTSWOOD RD	CHARLOTTEVILLE	22903	\$2,500,000	11/27/2024	Detached	4,438	Sold	11	4
860	No	Abenarke	3630 LOUISA RD	KESWICK	22947	\$2,500,000	12/20/2024	Detached	6,045	Sold	12	4
861	No	Abenarke	25 OLD FARM RD	CHARLOTTEVILLE	22903	\$2,550,000	10/15/2024	Detached	4,235	Sold	12	4
862	No	Charlotte	1824 WINSTON RD	CHARLOTTEVILLE	22903	\$2,575,000	11/06/2024	Detached	6,102	Sold	11	4
863	No	Abenarke	3448 HORSESHOE BEND RD	CHARLOTTEVILLE	22901	\$2,700,100	03/02/2024	Detached	6,575	Sold	8	3
864	No	Abenarke	2512 LIBERTY HALL LN	CHARLOTTEVILLE	22901	\$2,800,000	12/16/2024	Detached	6,574	Sold	12	4
865	No	Abenarke	5200 HOPE LN	NORTH GARDEN	22959	\$3,350,000	04/2/2024	Detached	4,164	Sold	5	3
866	No	Abenarke	4680 LONGHORN DR	KESWICK	22947	\$3,500,000	01/5/2024	Detached	13,918	Sold	8	3
867	No	Abenarke	1382 GARTH RD	CHARLOTTEVILLE	22901	\$3,900,000	11/13/2024	Detached	7,235	Sold	11	4
868	No	Abenarke	108 TALLY HO DR	CHARLOTTEVILLE	22901	\$4,143,000	10/24/2024	Detached	6,515	Sold	12	4
869	No	Abenarke	810 IVY LN	CHARLOTTEVILLE	22901	\$5,795,000	12/2/2024	Detached	6,836	Sold	12	4
870	No	Abenarke	375 FARMINGTON DR	CHARLOTTEVILLE	22901	\$8,450,000	11/4/2024	Detached	12,728	Sold	11	4
871	No	Abenarke	2079 FREE UNION RD	FREE UNION	22940	\$9,000,000	01/12/2024	Detached	5,681	Sold - Car	8	3
436.5	MEDIAN		MEDIAN PRICE (436 - Rows say to take the higher of the two medians)			\$628,000		PROPOSED LIMIT	\$ 601,600.00			

ATTACHED HOMES - NEW CONSTRUCTION

Row	Cont	County	Address	City	Zo	Price	Closed Date	Property / Fin SF	Status	Month So	Quarter	Year
1	Yes	Greene	596 RED BIRD DR	STANARDSVILLE	22973	\$239,000	6/28/2024	Detached	576 Sold	8	3	
2	Yes	Nelson	392 MONTREAL LN	SHEPARD	22971	\$297,450	6/13/2024	Detached	1,316 Sold	8	3	
3	Yes	Fuquay	147 RIVA WAY	PALMYRA	22963	\$309,420	10/28/2024	Detached	1,422 Sold	12	4	
4	Yes	Fuquay	144 RIVA WAY	PALMYRA	22963	\$323,231	12/30/2024	Detached	1,490 Sold	12	4	
5	Yes	Louis	1948 HICKORY CREEK RD	LOUISA	23060	\$323,343	7/23/2024	Detached	1,490 Sold	7	3	
6	Yes	Fuquay	73 HORSE PATH DR	CHARLOTTEVILLE	22902	\$334,789	12/5/2024	Detached	1,371 Sold	12	4	
7	Yes	Fuquay	29 SMOKEWOOD DR	PALMYRA	22963	\$335,640	11/18/2024	Detached	1,400 Sold	11	4	
8	Yes	Fuquay	53 HORSE PATH DR	CHARLOTTEVILLE	22902	\$339,990	12/27/2024	Detached	1,371 Sold	12	4	
9	Yes	Fuquay	20 WYVERBEE DR	PALMYRA	22963	\$342,000	9/5/2024	Detached	1,802 Sold	8	3	
10	Yes	Louis	592 BAKERS BRANCH RD	LOUISA	23060	\$355,400	9/8/2024	Detached	1,940 Sold	8	3	
11	Yes	Louis	2990 WALDRUP CHURCH RD	LOUISA	23060	\$365,000	6/27/2024	Detached	1,350 Sold	8	3	
12	Yes	Louis	1397 DOCTORS RD	LOUISA	23060	\$366,064	12/9/2024	Detached	1,803 Sold	12	4	
13	Yes	Louis	2948 WALDRUP CHURCH RD	LOUISA	23060	\$369,700	6/27/2024	Detached	1,350 Sold	8	3	
14	Yes	Fuquay	2199 GARYS CREEK RD	FORK UNION	23055	\$371,188	9/10/2024	Detached	1,802 Sold	8	3	
15	Yes	Fuquay	182 RIVA WAY	PALMYRA	22963	\$372,427	11/21/2024	Detached	1,880 Sold	11	4	
16	Yes	Greene	3951 WELSH RUN RD	RUCKERSVILLE	22968	\$375,000	9/16/2024	Detached	1,400 Sold	8	3	
17	Yes	Louis	172 IVY LN	LOUISA	23060	\$388,600	11/16/2024	Detached	1,831 Sold	11	4	
18	Yes	Louis	184 FRENCHHOUSE DR	LOUISA	23060	\$389,000	7/2/2024	Detached	1,900 Sold	7	3	
19	Yes	Fuquay	63 HORSE PATH DR	CHARLOTTEVILLE	22902	\$390,589	12/5/2024	Detached	1,798 Sold	12	4	
20	Yes	Louis	326 BYRD MILL RD	LOUISA	23060	\$400,155	7/25/2024	Detached	2,247 Sold	7	3	
21	Yes	Fuquay	1802 HUNTERS LODGE RD	TROY	22974	\$420,000	12/13/2024	Detached	1,982 Sold	12	4	
22	Yes	Louis	675 RYAN LN	GORDONSVILLE	22942	\$421,380	8/16/2024	Detached	1,848 Sold	8	3	
23	Yes	Louis	845 PINE CREST DR	TROY	22974	\$422,992	7/1/2024	Detached	1,852 Sold	7	3	
24	Yes	Greene	61 BROOKING LN	BARBOURSVILLE	22923	\$424,999	9/8/2024	Detached	1,900 Sold	8	3	
25	Yes	Greene	70 WHITE SANDS BLVD	BARBOURSVILLE	22923	\$426,875	11/8/2024	Detached	1,533 Sold	11	4	
26	Yes	Fuquay	23 HORSE PATH DR	CHARLOTTEVILLE	22902	\$428,960	12/30/2024	Detached	2,632 Sold	12	4	
27	Yes	Greene	90 WHITE SANDS BLVD	BARBOURSVILLE	22923	\$444,280	11/8/2024	Detached	1,898 Sold	11	4	
28	Yes	Greene	581 TURKEY RIDGE RD	STANARDSVILLE	22973	\$450,000	9/18/2024	Detached	1,700 Sold	8	3	
29	Yes	Fuquay	2147 GARYS CREEK RD	FORK UNION	23055	\$454,041	7/29/2024	Detached	1,982 Sold	7	3	
30	Yes	Louis	1874 HOLLY GROVE DR	BUMPASS	23024	\$455,000	11/15/2024	Detached	2,115 Sold	11	4	
31	Yes	Fuquay	1310 WILMINGTON RD	PALMYRA	22963	\$464,786	7/3/2024	Detached	2,227 Sold	7	3	
32	Yes	Greene	1196 MATTHEW MILL RD	RUCKERSVILLE	22968	\$471,146	7/22/2024	Detached	2,110 Sold	7	3	
33	Yes	Louis	479 RYAN LN	GORDONSVILLE	22942	\$475,622	9/8/2024	Detached	2,384 Sold	8	3	
34	Yes	Greene	124 MATTHEW MILL RD	RUCKERSVILLE	22968	\$479,999	12/15/2024	Detached	2,332 Sold	12	4	
35	Yes	Louis	515 RYAN LN	GORDONSVILLE	22942	\$481,280	9/18/2024	Detached	2,227 Sold	8	3	
36	Yes	Fuquay	1740 HUNTERS LODGE RD	TROY	22974	\$603,275	12/16/2024	Detached	2,227 Sold	12	4	
37	Yes	Fuquay	1510 RURTAN LAKE RD	SCOTTSVILLE	24580	\$512,229	6/28/2024	Detached	2,384 Sold	8	3	
38	Yes	Louis	120 MOUNTAIN SUNSET LN	GORDONSVILLE	22942	\$515,005	7/3/2024	Detached	2,367 Sold	7	3	
39	Yes	Louis	549 RYAN LN	GORDONSVILLE	22942	\$529,937	8/16/2024	Detached	2,890 Sold	8	3	
40	Yes	Nelson	535 STONE ORCHARD DR	NELLYSFORD	22958	\$545,000	9/11/2024	Detached	1,780 Sold	8	3	
41	Yes	Abemarle	3222 HORIZON RD	CHARLOTTEVILLE	22902	\$561,843	11/26/2024	Detached	2,815 Sold	11	4	
42	Yes	Fuquay	288 FOREST GLEN LN	PALMYRA	22963	\$584,577	6/8/2024	Detached	2,890 Sold	8	3	
43	Yes	Louis	171 MOUNTAIN SUNSET LN	GORDONSVILLE	22942	\$588,705	12/9/2024	Detached	2,588 Sold	12	4	
44	Yes	Louis	15 SERVICEBERRY DR	ZION CROSSROADS	22942	\$589,942	11/21/2024	Detached	2,161 Sold	11	4	
45	Yes	Louis	342 RICHARDSON DR	LOUISA	23060	\$601,498	8/5/2024	Detached	2,890 Sold	8	3	
46	Yes	Louis	1975 BEAR ISLAND PKWY	ZION CROSSROADS	22942	\$607,704	7/26/2024	Detached	2,278 Sold	7	3	
47	Yes	Louis	581 RYAN LN	GORDONSVILLE	22942	\$611,757	11/20/2024	Detached	2,208 Sold	11	4	
48	Yes	Greene	115 ROSSLARE CT	RUCKERSVILLE	22968	\$613,266	10/28/2024	Detached	2,290 Sold	10	4	
49	Yes	Abemarle	3743 PARADISE PARK LN	CHARLOTTEVILLE	22902	\$614,623	12/18/2024	Detached	2,990 Sold	12	4	
50	Yes	Abemarle	3707 PARADISE PARK LN	CHARLOTTEVILLE	22902	\$616,116	12/23/2024	Detached	2,980 Sold	12	4	
51	Yes	Greene	43 ROSSLARE CT	RUCKERSVILLE	22968	\$624,527	9/7/2024	Detached	2,442 Sold	8	3	
52	Yes	Greene	16 YATES CIR	STANARDSVILLE	22973	\$628,890	10/28/2024	Detached	2,180 Sold	10	4	
53	Yes	Fuquay	98 PINE SHADOW CT	TROY	22974	\$635,000	12/16/2024	Detached	2,852 Sold	12	4	
54	Yes	Abemarle	3895 THICKET RUN PL	CHARLOTTEVILLE	22911	\$635,229	7/18/2024	Detached	2,075 Sold	7	3	
55	Yes	Louis	454 GLENMORE LN	KESWICK	22947	\$638,617	7/18/2024	Detached	2,122 Sold	7	3	
56	Yes	Abemarle	477 CLAIRBORNE RD	CROZET	22932	\$649,895	6/26/2024	Detached	2,278 Sold	8	3	
57	Yes	Louis	28 SWEET BAY TERR	ZION CROSSROADS	22942	\$649,900	8/2/2024	Detached	2,111 Sold	8	3	
58	Yes	Abemarle	3287 HORIZON RD	CHARLOTTEVILLE	22902	\$650,580	11/22/2024	Detached	2,722 Sold	11	4	
59	Yes	Louis	1949 BEAR ISLAND PKWY	ZION CROSSROADS	22942	\$665,223	11/21/2024	Detached	2,042 Sold	11	4	
60	Yes	Abemarle	3228 HORIZON RD	CHARLOTTEVILLE	22902	\$666,385	11/22/2024	Detached	2,990 Sold	11	4	
61	Yes	Abemarle	106 BUCKINGHAM CIR	CHARLOTTEVILLE	22903	\$675,000	10/7/2024	Detached	2,240 Sold	10	4	
62	Yes	Greene	37 WEXFORD RIDGE RD	RUCKERSVILLE	22968	\$679,102	11/19/2024	Detached	2,795 Sold	11	4	
63	Yes	Louis	7695 THREE NOTCH RD	LOUISA	23060	\$683,250	7/16/2024	Detached	2,233 Sold	7	3	
64	Yes	Abemarle	3254 HORIZON RD	CHARLOTTEVILLE	22902	\$687,272	6/12/2024	Detached	3,957 Sold	8	3	
65	Yes	Abemarle	3889 THICKET RUN PL	CHARLOTTEVILLE	22911	\$699,500	9/4/2024	Detached	2,147 Sold	8	3	
66	Yes	Greene	110 LONGFORD DR	RUCKERSVILLE	22968	\$700,900	8/7/2024	Detached	3,535 Sold	8	3	
67	Yes	Abemarle	2097 OLINWOOD DR	CROZET	22932	\$705,197	10/7/2024	Detached	2,758 Sold	10	4	
68	Yes	Abemarle	1186 SABLEWOOD DR	CHARLOTTEVILLE	22911	\$712,173	9/30/2024	Detached	2,682 Sold	8	3	
69	Yes	Abemarle	2060 OLINWOOD DR	CROZET	22932	\$713,587	7/8/2024	Detached	2,508 Sold	7	3	
70	Yes	Abemarle	3235 CLIFFSTONE BLVD	CHARLOTTEVILLE	22911	\$718,563	12/19/2024	Detached	1,998 Sold	12	4	
71	Yes	Louis	215 GLENMORE LN	KESWICK	22947	\$719,500	10/30/2024	Detached	2,845 Sold	10	4	
72	Yes	Abemarle	3259 THICKET RUN DR	CHARLOTTEVILLE	22911	\$724,000	7/26/2024	Detached	2,846 Sold	7	3	
73	Yes	Greene	16 RIDGEVIEW DR	RUCKERSVILLE	22968	\$731,798	7/29/2024	Detached	2,580 Sold	7	3	
74	Yes	Abemarle	3219 CLIFFSTONE BLVD	CHARLOTTEVILLE	22901	\$747,989	9/6/2024	Detached	1,998 Sold	8	3	
75	Yes	Abemarle	3707 THICKET RUN PL	CHARLOTTEVILLE	22911	\$750,285	6/27/2024	Detached	3,135 Sold	6	3	
76	Yes	Abemarle	705 ARBOLEDA DR	CROZET	22932	\$756,109	6/22/2024	Detached	2,821 Sold	8	3	
77	Yes	Abemarle	5118 MARY JACKSON CT	CHARLOTTEVILLE	22902	\$759,495	7/11/2024	Detached	1,988 Sold	7	3	
78	Yes	Greene	15 YATES CIR	STANARDSVILLE	22973	\$766,328	10/24/2024	Detached	2,730 Sold	10	4	
79	Yes	Abemarle	1235 SABLEWOOD DR	CHARLOTTEVILLE	22911	\$768,307	10/21/2024	Detached	2,821 Sold	10	4	
80	Yes	Louis	1935 BEAR ISLAND PKWY	ZION CROSSROADS	22942	\$771,130	6/23/2024	Detached	2,219 Sold	8	3	
81	Yes	Abemarle	3451 THICKET RUN PL	CHARLOTTEVILLE	22911	\$774,800	6/5/2024	Detached	2,334 Sold	8	3	
82	Yes	Abemarle	2275 WESTOVER DR	CHARLOTTEVILLE	22901	\$779,800	10/29/2024	Detached	2,108 Sold	10	4	
83	Yes	Abemarle	802 ARBOLEDA DR	CROZET	22932	\$784,897	10/31/2024	Detached	3,858 Sold	10	4	
84	Yes	Louis	38 CAMELLIA CT	ZION CROSSROADS	22942	\$795,348	7/1/2024	Detached	3,120 Sold	7	3	
85	Yes	Abemarle	5076 MARY JACKSON CT	CHARLOTTEVILLE	22903	\$798,896	10/30/2024	Detached	2,527 Sold	10	4	
86	Yes	Louis	34 SERVICEBERRY DR	ZION CROSSROADS	22942	\$809,169	12/23/2024	Detached	2,219 Sold	12	4	
87	Yes	Abemarle	4412 HEADLAND CT	CHARLOTTEVILLE	22911	\$823,192	11/4/2024	Detached	2,852 Sold	11	4	
88	Yes	Abemarle	4011 NARRIE CLURE CT	CHARLOTTEVILLE	22903	\$824,254	6/22/2024	Detached	2,625 Sold	8	3	
89	Yes	Abemarle	4034 NARRIE CLURE CT	CHARLOTTEVILLE	22902	\$824,871	9/26/2024	Detached	1,988 Sold	8	3	
90	Yes	Abemarle	3285 THICKET RUN DR	CHARLOTTEVILLE	22911	\$825,000	11/14/2024	Detached	3,781 Sold	11	4	
91	Yes	Abemarle	3285 CLIFFSTONE BLVD	CHARLOTTEVILLE	22903	\$825,822	12/12/2024	Detached	2,075 Sold	12	4	
92	Yes	Greene	1013 BARTHOLMEW PL	STANARDSVILLE	22973	\$832,500	12/19/2024	Detached	2,730 Sold	12	4	
93	Yes	Abemarle	809 ARBOLEDA DR	CROZET	22932	\$836,921	8/15/2024	Detached	3,428 Sold	8	3	
94	Yes	Abemarle	5037 MARY JACKSON CT	CHARLOTTEVILLE	22902	\$849,505	12/19/2024	Detached	2,758 Sold	12	4	
95	Yes	Abemarle	3241 THICKET RUN DR	CHARLOTTEVILLE	22911	\$849,900	12/5/2024	Detached	2,875 Sold	12	4	
96	Yes	Louis	32 RED OAK CT	ZION CROSSROADS	22942	\$859,437	11/15/2024	Detached	3,148 Sold	11	4	

97	Yes	Abemarle	711 ARBOLEDA DR	CROZET	22632	\$856,709	9/30/2024	Detached	3,642	Sold		6	3	
98	Yes	Abemarle	1204 LACONIA LN	CHARLOTTEVILLE	22911	\$662,534	11/21/2024	Detached	2,821	Sold		11	4	
99	Yes	Abemarle	3314 CLIFFSTONE BLVD	CHARLOTTEVILLE	22911	\$667,608	10/31/2024	Detached	2,950	Sold		16	4	
100	Yes	Abemarle	3038 MIRANDA CROSSING	CHARLOTTEVILLE	22601	\$669,210	11/20/2024	Detached	2,222	Sold		11	4	
101	Yes	Abemarle	815 ARBOLEDA DR	CROZET	22632	\$672,736	7/22/2024	Detached	2,754	Sold		7	3	
102	Yes	Abemarle	3276 CLIFFSTONE BLVD	CHARLOTTEVILLE	22601	\$676,423	12/13/2024	Detached	3,757	Sold		12	4	
103	Yes	Abemarle	3496 THICKET RUN PL	CHARLOTTEVILLE	22911	\$699,400	10/4/2024	Detached	3,784	Sold		16	4	
104	Yes	Abemarle	712 ARBOLEDA DR	CROZET	22632	\$699,109	7/22/2024	Detached	3,314	Sold		7	3	
105	Yes	Abemarle	3018 MIRANDA CROSSING	CHARLOTTEVILLE	22601	\$691,656	7/2/2024	Detached	2,445	Sold		7	3	
106	Yes	Greene	778 VISTA HEIGHTS DR	RUCKERSVILLE	22968	\$690,650	11/26/2024	Detached	2,335	Sold - Car		11	4	
107	Yes	Abemarle	1181 SABLEWOOD DR	CHARLOTTEVILLE	22911	\$692,472	12/9/2024	Detached	4,254	Sold		12	4	
108	Yes	Abemarle	633 LOCHLYN HILL DR	CHARLOTTEVILLE	22601	\$694,366	11/26/2024	Detached	2,788	Sold		11	4	
109	Yes	Abemarle	2215 POLO GROUNDS RD	CHARLOTTEVILLE	22911	\$695,600	6/30/2024	Detached	2,432	Sold		6	3	
110	Yes	Abemarle	1163 SABLEWOOD DR	CHARLOTTEVILLE	22911	\$696,913	6/22/2024	Detached	3,585	Sold		8	3	
111	Yes	Louis	48 SERVICEBERRY DR	ZION CROSSROADS	22642	\$699,643	9/9/2024	Detached	3,328	Sold		6	3	
112	Yes	Abemarle	9137 MARY JACKSON CT	CHARLOTTEVILLE	22602	\$699,426	11/12/2024	Detached	3,575	Sold		11	4	
113	Yes	Abemarle	2119 FARRINGDON RD	KESWICK	22847	\$699,692	12/5/2024	Detached	2,784	Sold		12	4	
114	Yes	Louis	88 SERVICEBERRY DR	ZION CROSSROADS	22642	\$693,587	9/23/2024	Detached	3,120	Sold		6	3	
115	Yes	Abemarle	3344 CLIFFSTONE BLVD	CHARLOTTEVILLE	22911	\$694,376	12/12/2024	Detached	2,725	Sold		12	4	
116	Yes	Abemarle	2267 CLIFFSTONE BLVD	CHARLOTTEVILLE	22601	\$698,774	6/20/2024	Detached	3,757	Sold		8	3	
117	Yes	Abemarle	3339 CLIFFSTONE BLVD	CHARLOTTEVILLE	22911	\$699,250	10/31/2024	Detached	4,157	Sold		16	4	
118	Yes	Abemarle	1825 FOWLER ST	CHARLOTTEVILLE	22601	\$691,220	9/30/2024	Detached	3,740	Sold		6	3	
119	Yes	Abemarle	3315 CLIFFSTONE BLVD	CHARLOTTEVILLE	22911	\$693,253	12/6/2024	Detached	4,157	Sold		12	4	
120	Yes	Abemarle	1445 ARROWHEAD VALLEY RD	CHARLOTTEVILLE	22603	\$693,657	8/8/2024	Detached	3,718	Sold		8	3	
121	Yes	Charlotte	742 LOCHLYN HILL DR	CHARLOTTEVILLE	22603	\$697,325	12/23/2024	Detached	2,846	Sold - Car		12	4	
122	Yes	Abemarle	3433 ROWCROSS ST	CROZET	22632	\$697,503	6/19/2024	Detached	2,950	Sold		8	3	
123	Yes	Abemarle	3445 ROWCROSS ST	CROZET	22632	\$1,016,475	12/12/2024	Detached	2,946	Sold		12	4	
124	Yes	Abemarle	2187 POLO GROUNDS RD	CHARLOTTEVILLE	22911	\$1,018,859	12/19/2024	Detached	4,211	Sold		12	4	
125	Yes	Louis	162 RED PINE DR	ZION CROSSROADS	22642	\$1,020,881	10/22/2024	Detached	3,406	Sold		16	4	
126	Yes	Abemarle	1779 FOWLER ST	CHARLOTTEVILLE	22601	\$1,031,342	12/23/2024	Detached	3,818	Sold		12	4	
127	Yes	Abemarle	3333 ROWCROSS ST	CROZET	22632	\$1,031,536	11/25/2024	Detached	3,784	Sold		11	4	
128	Yes	Abemarle	3345 CLIFFSTONE BLVD	CHARLOTTEVILLE	22911	\$1,044,374	12/22/2024	Detached	3,404	Sold		12	4	
129	Yes	Abemarle	639 LOCHLYN HILL DR	CHARLOTTEVILLE	22601	\$1,056,665	12/11/2024	Detached	2,366	Sold		12	4	
130	Yes	Greene	14 VISTA HEIGHTS DR	RUCKERSVILLE	22973	\$1,150,000	7/29/2024	Detached	3,645	Sold		7	3	
131	Yes	Greene	2815 AMCLUS RD	STANARDSVILLE	22973	\$1,159,000	12/13/2024	Detached	4,136	Sold		12	4	
132	Yes	Abemarle	627 LOCHLYN HILL DR	CHARLOTTEVILLE	22601	\$1,182,126	11/26/2024	Detached	3,136	Sold		11	4	
133	Yes	Abemarle	2489 REDBUD LN	CHARLOTTEVILLE	22911	\$1,243,622	10/11/2024	Detached	3,016	Sold - Car		16	4	
134	Yes	Abemarle	120 APPLE LN	CHARLOTTEVILLE	22603	\$1,260,374	7/26/2024	Detached	4,421	Sold		7	3	
135	Yes	Abemarle	1280 HEMLOCK CREEK WAY	EARLSVILLE	22636	\$1,331,579	11/26/2024	Detached	3,504	Sold - Car		11	4	
136	Yes	Abemarle	4264 BURNLEY STATION RD	BARBOURSVILLE	22623	\$1,358,879	7/19/2024	Detached	3,397	Sold		7	3	
137	Yes	Abemarle	1690 OWENSFIELD DR	CHARLOTTEVILLE	22601	\$1,362,312	11/6/2024	Detached	4,930	Sold - Car		11	4	
138	Yes	Abemarle	249 CAMPBELL RD	KESWICK	22847	\$1,450,140	12/5/2024	Detached	2,991	Sold		12	4	
139	Yes	Abemarle	24 BIRK HOUSE RD	EARLSVILLE	22636	\$1,469,614	6/2/2024	Detached	3,282	Sold		8	3	
140	Yes	Abemarle	9530 DICK WOODS RD	CHARLOTTEVILLE	22603	\$1,549,722	11/15/2024	Detached	4,742	Sold		11	4	
141	Yes	Abemarle	2019 FAIRHILL MOUNTAIN VIEW	CHARLOTTEVILLE	22603	\$1,669,769	7/18/2024	Detached	4,652	Sold		7	3	
142	Yes	Abemarle	405 VILLA DESTO CT	CHARLOTTEVILLE	22603	\$1,718,746	11/10/2024	Detached	6,467	Sold		11	4	
143	Yes	Abemarle	5559 MARKWOOD RD	EARLSVILLE	22636	\$1,740,000	11/20/2024	Detached	5,116	Sold		11	4	
144	Yes	Abemarle	2729 PROFIT CROSSING LN	CHARLOTTEVILLE	22911	\$1,928,771	10/1/2024	Detached	3,887	Sold		16	4	
145	Yes	Abemarle	2317 GREY HERON RD	KESWICK	22847	\$2,079,110	6/2/2024	Detached	4,118	Sold		8	3	
146	Yes	Abemarle	528 RAGGED MOUNTAIN DR	CHARLOTTEVILLE	22603	\$2,194,603	7/24/2024	Detached	5,597	Sold		7	3	
147	Yes	Abemarle	2388 SUMMIT RIDGE TRL	CHARLOTTEVILLE	22911	\$2,679,673	11/26/2024	Detached	5,058	Sold		11	4	
73.6 MEDIAN										MEDIAN PRICE - 74 (Regs say to take the higher of the two)	\$747,989	PROPOSED LIMIT	\$ 710,689.65	

2023-2027 Consolidated Plan and Analysis of Impediments to Fair Housing Citizen Participation Summary

Results from Consultations and Input Sessions

According to HUD's Fair Housing Planning Guide, the identification of housing problems and the development of solutions are the task of the full community: "All affected people in the community must be at the table and participate in making those decisions." Although the guide does not define specific public participation requirements, the accuracy and depth of this analysis depends on hearing from the broad range of voices in the greater Thomas Jefferson Planning District (TJPD).

All groups and individuals with whom TJPD and City of Charlottesville staff met through the Needs Assessment process are listed in section PR-10, and the survey is described in section PR-15. The survey was distributed to the public from February 7-20, 2023. 482 people responded from TJPD. 43% of respondents had incomes below \$75,000. The information below reflects an aggregation of both consultations and survey responses.

Needs Expressed

Affordable Rental Housing

Affordable rental housing is the most urgent need in our region. In 40 consultations, we were given countless anecdotes of inability to find a rental unit that a household could afford, sometimes even with a Housing Choice Voucher. 79% of survey respondents ranked affordable rental housing as the most urgent need. "Housing is too expensive" is the greatest concern that survey recipients reported (88%), followed by fear of rents increasing (61%). Mental health services were second only to housing as most needed services (63% of respondents, as opposed to 68% reporting housing as high need), with Transportation a close third (50%) (percentages may seem low, but that's because people could choose three out of a wide range of options)

Jobs not Paying Acceptable Wages

Consultations and survey responses showed a clear pattern: Jobs do not pay enough to pay for rent or monthly housing costs in this region. 15 consultation participants emphasized that this makes paying for rent nearly impossible, even for a household where two adults are working over 40 hours per week.

Through data analysis and consultations, we found that:

- People who are working and cannot afford the rent and the light bills have to choose between food, essential medications, and housing.
- Residents in rural areas are only able to find decent paying jobs far from where they live, but the cost of housing closer to work is completely out of reach.
- Restaurant and service jobs are a large portion of what is available, but are not sufficient to pay rents in this region as property values rise and wages stay the same.
- Even when clients increase their income to \$31,000, which is almost 50% of AMI, they still need affordable housing, and that is very difficult to find in our region. Increasing above this income is far more difficult than reaching 50% of AMI, particularly for adults who have children to raise.

Cost Burden

The data shows that high housing cost burden is the greatest housing problem in the TJP. Among those below 80% of AMI, there are 20,477 households (24% of TJP households) spending more than 30% of their income on housing, and an additional 11,737 households (14%) spending more than 50% of their income on housing. 40% of the households who are severely cost burdened are renters who have incomes less than 30% of AMI.

Supportive and Transitional Housing

The needs expressed most often in consultation meetings were about the needs for **Supportive Housing** and **Transitional Housing** (specifically Transition-in-Place). Supportive Housing beds are extremely limited. When they are filled, that bed is generally a permanent home for someone who requires permanent supportive housing. This means that our community needs to invest in additional units for the people who need supportive housing but do not have access yet. The strong consensus is that there are not enough units in our region compared to the need. Specific populations whose needs are unmet are people living with disabilities, people who are experiencing the jail-to-homelessness cycle, youth exiting juvenile detention, young adults exiting foster care, and seniors.

Similarly, Transition-in-Place programs are needed. The Haven provides a limited amount of rental assistance that allows homeless households to transition in place, receiving services from The Haven staff for about 2 years, but more is needed. Several contributors emphasized the special needs of families with children, for whom both shelter and transitional housing is so limited it is almost never available when a service provider is trying to place a family. During the pandemic, hotels were used instead, which is not financially sustainable.

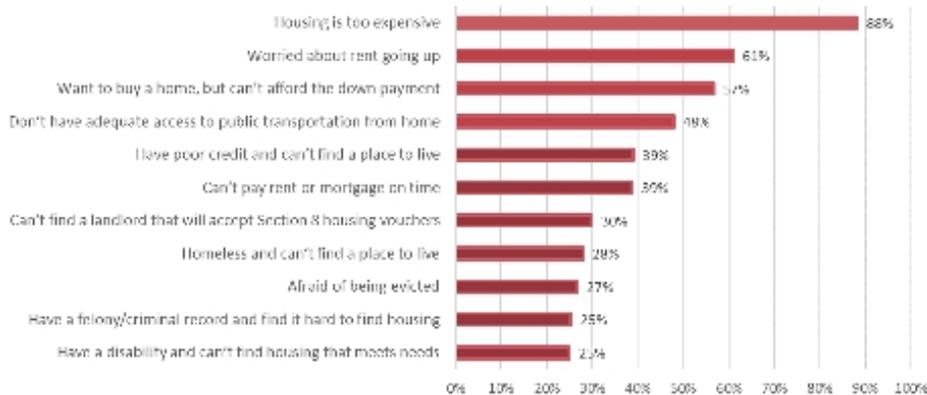
Accessibility features are not common enough in both homes and neighborhoods. When a person with a disability needs accessibility features added to a rental, they are responsible for the cost of both installing it and removing it when their lease ends. This is an inordinate financial burden on individuals who are often living on extremely low fixed incomes.

Other needs described:

- Rental assistance for families with children, so that they do not have to enter shelter and expose their children to that traumatic experience.
- Financial assistance for households who have the opportunity to enter public housing, but must pay a fee to end their current lease.
- Awareness of resources available.
- Child care – specifically additional quality facilities at which families can use the assistance provided to them.
- Increased affordable rental housing (specifically affordable to below 50% of AMI).
- Tax relief for low income homeowners.
- Additional Housing Navigators, such as the staff who work at Piedmont Housing Alliance and The Haven – but specifically, Housing Navigators who do not only serve “market ready” clients, but also help clients who face greater barriers, as described below.
- A specific transition program that assists low-income individuals being discharged from the hospital, who have special needs related to their health issues and finances.
- Culturally relevant and appropriate homeowner education.
- Mental health support and case management in tandem with housing services, not siloed.

- Mental health services that are culturally competent and culturally humble, and also accessible to a wider range of people.
- When a person in our region has a mental health crisis (such as imminent suicide), police have been the first responders. Consultations revealed that this response is not trauma-informed, and can keep a person in crisis from receiving the support they need. Mental health crisis response needs to come from mental health workers, not police. A group is working on changing this in our region.
- More outpatient substance abuse treatment options.
- More legal support for eviction prevention.
- Funding to help families with the cost of internet, which has become a necessity in order to find and maintain a job, attend school, and live in our community.
- Particularly in the rural parts of TJPD, infrastructure improvements such as updating septic systems, accessibility features such as ramps on sidewalks, safe street crossings, protected bike lanes, and updating water systems.
- Housing repairs for low-income households, including in rental units. Energy and weatherization updates to help decrease the cost of utilities for low income households.
- Additional outreach staff to reach individuals experiencing homelessness and connect them with resources.
- Education for landlords about tenant and landlord rights and responsibilities, as well as property maintenance.
- Funding to meet administrative costs of providing affordable housing.
- Financial assistance to help pay utility bills.
- Attracting businesses that provide both living wage jobs, as well as goods that are affordable to low income residents.

Housing challenges faced by myself or someone I know



Inventory Issues

The consensus among experts, census data, consultations and survey responses, is that there is a lack of affordable housing inventory. Rents are too high relative to wages. Those who distribute housing vouchers report many clients who must return their vouchers because they could not find a home to rent with it. Those who provide rental assistance often face similar challenges. Low income households are forced to move away from our region to live elsewhere, often doubled-up with family. Consultants reported extensive waiting lists for vouchers and public housing, that must be closed after being opened for a few hours because of how many people apply. Meanwhile, many consultants reported that lots of luxury apartments are being built in our area, which bring in additional high income households, while failing to meet the needs of low income households already living in the TJPD.

Housing Issues

Most service providers we consulted reported advocating for their clients to the clients' landlords for basic necessities such as addressing pest issues or installing fire alarms. Housing issues for low income homeowners and low income renters are common.

The following housing issues were reported, ranked from most common to least common:

1. Rooves, floors, and walls caving in
2. Water and sanitation issues, lack of systems
3. Moisture and mold issues
4. Inappropriate ventilation or insulation
5. Heating broken or lacking systems
6. Pests (especially in large rental complexes)
7. Multi-system failures
8. Lead-based paint
9. Poisoned wells (specifically in mobile home parks)

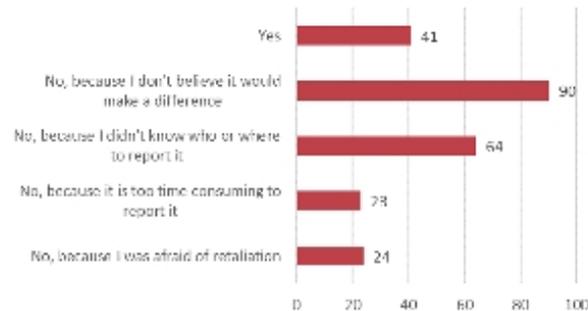
Equity Issues

The most commonly reported types of discrimination were discrimination based on **race**, discrimination based on **income or class**, and discrimination based on **disability**. On the survey, all localities in our region had over 100 respondents report that there were issues with housing discrimination in that locality. 111 respondents reported personally experiencing housing discrimination, and there were 662 reports of knowing another person who experienced housing discrimination. (This number exceeds the number of respondents because each respondent could report up to 5 different types of discrimination.) Most discrimination was experienced when attempting to rent an apartment or house. Most did not report the discrimination to an intervening body. Reasons for not reporting discrimination included:

- I didn't know who or where to report it
- It is too time consuming to report it
- I was afraid of retaliation

- I don't believe it would make a difference
- I did not get a response
- The need for housing is urgent and reporting takes too long
- It would have been too hard to prove
- Why would I want to live in a place like that
- Was told it would be expensive
- Afraid of the public attention
- The process seemed too complicated

Did you or the person you know report the discrimination?



In addition to direct housing discrimination, there are **systemic issues of inequality**, particularly impacting the African American communities in our region. In the TJP, the 2021 Median Household Income (MHI) of Black residents was \$39,421. That is less than half of the MHI of White, Hispanic, and Asian residents, which were \$85,522, \$86,658, and \$81,821, respectively (ACS S1903 report).

A household whose income is \$39,000 is at 50% of AMI for our region. Since the median rent in Charlottesville is \$1,250, that means that a Black household with an income that matches the median income for Black families in Charlottesville, whose rent matches the median rent in Charlottesville, is already paying about 40% of their income on rent alone, even before paying for utilities and other housing related costs.

Barriers to Accessing Fair and Affordable Housing

Several barriers were reported widely across service providers.

1. **Credit Scores:** Credit scores are often used by landlords to weed out potential tenants. However, these are not always the most accurate measure of whether a tenant will be reliable. Many service providers help clients increase their credit scores so that they will be able to secure housing.
2. **Criminal Record:** Landlords also use criminal record as a reason to choose a different tenant. This means that for many with a criminal record, housing is difficult to secure.
3. **Rental History:** Either a lack of rental history, due to immigration, or a rental history that includes evictions, can lose a family access to rental housing. These are also not necessarily accurate measures of what type of tenant a person will be.
4. **Limited English Proficiency (LEP):** Service providers report that LEP can make a tenant vulnerable to being taken advantage of, and can also result in housing discrimination.

Descriptions of Poverty in the Region

Many struggles and difficult experiences were told to us anecdotally while consulting with service providers, who see the challenges faced by people living in poverty on a daily basis. Providers reported the trauma of losing a home and becoming homeless, and needing to suddenly stay in a shelter. We heard about people living in sheds with no heat or sanitation, rural encampments of people living in the woods, “tent cities”. Families ending up with negative equity because the mobile homes in which they live are worth less than the cost to haul the aging home away.

Consultations revealed that much of the poverty in our region doesn’t show up in the statistics, because there are many wealthy people in the TJP, and in a statistical report, this may water down the signs of poverty. However, for the households living in poverty, these experiences are no less real or severe than in localities with fewer wealthy households.

In the survey, respondents were asked to think of a time when they or someone they knew experienced homelessness, and to rank the needs at that time. By far, more respondents selected “Housing Placement” above other needs. Second to Housing Placement was “Mental Health Care”. All other needs, including life skills, legal support, job training, and education opportunities, ranked far below.

Economic and Contextual Issues

Consultations consistently reported that jobs do not pay enough for households to be able to afford the cost of housing in our region. Several expressed that \$18-20 hourly wage is not enough, and many jobs provide at or below that rate. Specifically, it is extremely challenging for a low-income individual to increase their income above 50% of AMI.

Other economic issues expressed:

- Transportation issues – people cannot afford to live where there’s transportation, but once they move far enough out that housing is less expensive, it is difficult to access jobs and services because of lack of transportation.
- Several regions with a higher density of low income households also have lack of access to fresh healthy foods, and are labeled “food deserts”.
- Training and education is almost impossible while also holding down a full-time low paying job and raising children.

Broader contextual issues that are impacting affordability in our region:

- Inability to find staff to hire for paraprofessional mental health jobs prevents the expansion of supportive housing offerings.
- Lack of contractors, especially contractors willing to travel to rural areas, impedes the production of new affordable housing.
- Cost of materials and labor is at an all-time high.
- The cost of land is too high, and not much is available, to build new affordable units.

Policies of Concern

Local Policies

The most commonly expressed policy concern was that developers are not following through on providing truly affordable housing, even when that was promised as part of their approval with Planning Commissions. Even when affordable housing is built as promised, often it is only affordable to households making 60-80% of AMI. While this is an important need to serve, it leaves out the most vulnerable populations. In general, participants reported that most of the new housing being build is simply not affordable.

Zoning policies need to be updated, and are being updated in the City of Charlottesville.

Permitting processes can be challenging in multiple localities in our region, and developers who want to develop affordable housing often end up spending more on a project due to the resulting delays.

Consultants expressed a desire for the members of the Planning Commissions to increase their exposure to, knowledge about, and attention to the realities and needs of marginalized people, people with disabilities, and people with low incomes. The aim would be that decision making would be more informed by these lived experiences, rather than the experiences of those on the Commission, which are usually individuals with high incomes and a lack of personal experience with marginalization.

Consultants expressed a desire to see affordability periods lengthened for low income rental projects.

State Policies

The sex offender registry makes it nearly impossible for a person on the registry to secure housing. While the intention of the registry is good – to protect children – unfortunately, it does not serve that purpose, because most sex offenders are never convicted. And ultimately, preventing access to housing does not make a former offender any less likely to offend in the future.

When discussing numbers of homeless households, many consultants lamented that due to the Virginia definition of homelessness, people who are living doubled up, “couch surfing”, or in hotels, are not identified in the counts. Yet these experiences can be extremely vulnerable and unstable, and deserve identification and support.

Federal Policies

Because residents can be removed from their public housing units due to allowing homeless friends and family to stay with them, they often try to hide that information from the public housing authority, in order to not lose their homes.

Because HUD requires a Deed of Trust for HOME beneficiaries, many will not pursue resources, because this practice is difficult to understand, and can make beneficiaries believe they are giving up access to their own resources.

Existing Resources

The following resources were reported as helpful to solving the problems outlined above, in addition to the organizations who were consulted, as those were already identified as critical to addressing these needs:

- The Women's Initiative is a non-profit that provides Spanish language counseling with counselors who are culturally competent.
- The Haven provides two options for rental assistance, though only available to homeless households.
- The Charlottesville Supplemental Rental Assistance Program (CSRAP) runs like the Housing Choice Voucher program, but lacks administrative funding.
- Premier Circle provides supportive housing for a limited number of chronically homeless adults.
- Piedmont Housing Alliance (PHA) and Habitat for Humanity reach predominantly households within the 30-80% of AMI range.
- Oxford Houses provide peer recovery housing.
- Network2Work, supported through PVCC, provides the networking and matching services to connect extremely low income households with higher paying jobs, successfully increasing many incomes to around 50% of AMI from much lower levels.
- For people leaving Western State Hospital for mental health crisis recovery, there is some grant funding to support rental subsidies.
- Organizations like Fluvanna Louisa Housing Foundation, Independence Resource Center, and the International Rescue Committee keep lists of landlords who accept vouchers or are able to work with specific populations.
- Home to Hope and OAR provide support and resources for people exiting carceral settings.
- Some Housing Navigators at PHA and The Haven.
- Charlottesville Redevelopment and Housing Authority (CRHA) is redeveloping multiple properties, and working to serve residents under 30% of AMI.
- Community based design efforts have been utilized by CRHA, PHA, Virginia Housing, and Habitat.
- Habitat for Humanity is providing a "business incubator" for residents of Southwood as part of the redevelopment project that has been resident-led for over 10 years.

Suggestions

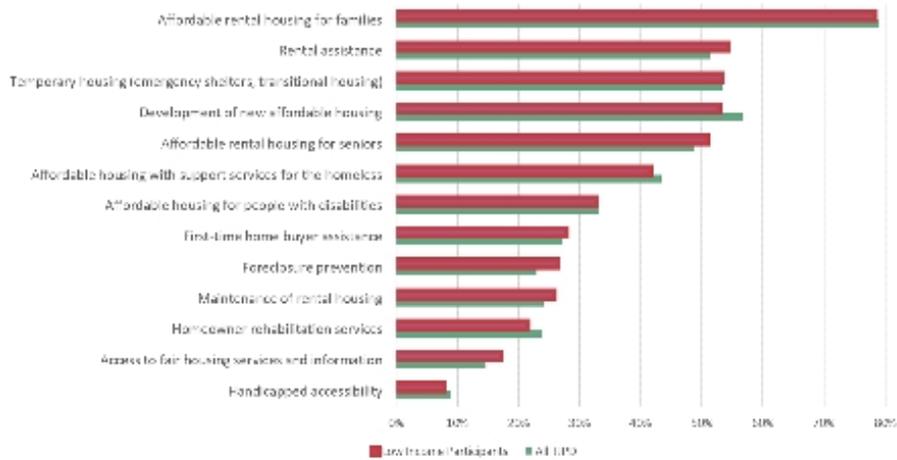
Many suggestions were made during the consultation process. They are summarized below.

- Reparations for the families whose homes were razed by the Vinegar Hill redevelopment activities of the 1960's and 70's. These communities were primarily African American.
- Emphasize services for households making less than 50% of AMI.
- Develop more transitional housing units for families with children, perhaps based on the small but effective model of MACAA Hope House.
- Developing a land trust – the City of Charlottesville or PHA could own land to use for affordable housing. This is an allowable use for CDBG funds but not HOME funds.
- Transition in place options, where services are provided to a household while living in a new permanent residence.
- A revolving loan fund for low income households who own a home, are able to build an accessory dwelling unit (ADU), but do not have the capital to do so.
- Improve lives by working with developers to bring in businesses to benefit low income neighborhoods.
- There are a large number of empty office buildings and other types of commercial buildings, which could be renovated and converted into affordable housing.
- To increase access to living wage jobs, provide incentives to employers within the first 3 months of hiring, so that the employer will provide training and increase the staff's salary once training is complete.
- Electrification - new units need to avoid gas because of the cost of changing to electric later. Provide assistance to low income homeowners to transition to electric.
- Collect more feedback from consumers of homelessness systems and mental health systems.
- Place solar panels on the tall buildings downtown, and use that energy to subsidize low income utilities.
- Master leasing can circumvent the barriers faced by low income households when securing a rental unit. A non-profit entity can become the landlord and intentionally choose households who otherwise could not find a home to rent.
- Develop a lease-to-own housing program.
- Local governments could offer backstop funds – to incentivize landlords to stop charging first and last month's rent, which is unaffordable to low income households, the city will provide the funds if a renter defaults.

Priorities

By far, the greatest priority among consultants and survey respondents was to increase the number of **affordable rental units**. Second to that was rental assistance, mental health, and transportation. However, homelessness prevention, pathways to homeownership, affordable units for purchase, down payment assistance, and home rehabilitation were also listed among priorities. A summary of priorities from the survey is shown in the graphs below.

Housing issues most in need of attention in our community



Services Most Needed In Our Community

