

VIRGINIA HOME SALES

4TH QUARTER 2008

These figures refer to home sales transactions (closed) in the specified quarter. Median and average sales prices are shown where available. Please visit www.VARealtor.com under the Research tab for more information.

	Home Sales			Median Sales Price (\$)			Average Sales Price		
	Q4 '08	Q4 '07	% chg.	Q4 '08	Q4 '07	% chg.	Q4 '08	Q4 '07	% chg.
LOCAL MULTIPLE LISTING SERVICES*	398	356	11.8%	\$183,533	\$251,415	-27.0%	\$217,515	\$277,320	-21.6%
BLUE RIDGE	398	356	11.8%	\$183,533	\$251,415	-27.0%	\$217,515	\$277,320	-21.6%
CHARLOTTESVILLE AREA	**								
DAN RIVER REGION	187	188	-0.5%	\$77,000	\$84,189	-8.5%	\$113,961	\$109,761	3.8%
DULLES AREA	1,085	917	18.3%	\$211,082	\$409,772	-48.5%	\$361,860	\$486,046	-25.6%
EASTERN SHORE	107	95	12.6%	\$149,900	\$206,345	-27.4%	\$184,291	\$377,875	-51.2%
FREDERICKSBURG	871	664	31.2%	\$235,743	\$294,063	-19.8%	\$243,091	\$319,909	-24.0%
GREATER PIEDMONT	384	334	15.0%	\$217,195	\$305,030	-28.8%	\$253,643	\$366,276	-30.8%
HARRISONBURG-ROCKINGHAM	172	272	-36.8%	\$188,200	\$199,750	-5.8%	\$224,044	\$228,241	-1.8%
LEXINGTON/BUENA VISTA	51	65	-21.5%	\$160,000	\$248,462	-35.6%	\$280,591	\$279,077	0.5%
LYNCHBURG	350	566	-38.2%	\$146,967	\$145,300	1.1%	\$170,410	\$182,487	-6.6%
MARTINSVILLE-HENRY-PATRICK	107	135	-20.7%	\$75,000	\$93,019	-19.4%	\$96,970	\$109,492	-11.4%
MASSANUTTEN	109	141	-22.7%	\$165,973	\$211,416	-21.5%	\$186,699	\$223,418	-16.4%
CHESAPEAKE BAY & RIVERS	125	225	-44.4%	\$303,226	\$264,702	14.6%	\$364,497	\$328,590	10.9%
NEW RIVER VALLEY	213	300	-29.0%	\$159,900	\$162,449	-1.6%	\$184,176	\$185,414	-0.7%
NORTHERN NECK	n/a	101	n/a	n/a	n/a	n/a	n/a	\$413,110	n/a
NORTHERN VIRGINIA	4,067	3387	20.1%	\$345,454	\$432,741	-20.2%	\$424,516	\$526,852	-19.4%
PRINCE WILLIAM	2,874	1160	147.8%	\$172,477	\$314,727	-45.2%	\$212,408	\$341,944	-37.9%
RICHMOND METRO	1,825	2300	-20.7%	n/a	n/a	n/a	\$250,181	\$291,866	-14.3%
ROANOKE VALLEY	678	1035	-34.5%	\$159,025	\$169,466	-6.2%	\$193,673	\$214,160	-9.6%
SOUTH CENTRAL	79	76	3.9%	\$109,399	164888.158	-33.7%	\$145,319	\$168,945	-14.0%
SOUTHWEST VIRGINIA	187	276	-32.2%	\$108,774	\$139,026	-21.8%	\$128,264	\$161,748	-20.7%
GREATER AUGUSTA	227	243	-6.6%	n/a	n/a	n/a	\$194,148	\$205,380	-5.5%
HAMPTON/ ROADS/PENINSULA	3681	4721	-22.0%	\$221,857	\$232,345	-4.5%	\$259,749	\$284,659	-8.8%
WILLIAMSBURG	174	302	-42.4%	\$287,212	\$258,692	11.0%	\$300,298	\$317,562	-5.4%
SOUTHERN PIEDMONT	66	n/a	n/a	n/a	n/a	n/a	\$130,920	n/a	n/a
TOTALS	16,998	17,859	-4.8%	\$207,047	\$242,604	-14.7%	\$285,869	\$333,593	-14.3%
	17,951	17,758	1.1%						

*Most multiple listing services cover multiple jurisdictions. See www.VARealtor.com for details.

**See www.caar.com for Charlottesville area statistics.

n/a Information not available.

All information is deemed reliable but is not guaranteed.