

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.

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

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)

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. |

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 | | |

Table 3 – Other local / regional / federal planning efforts

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.

Expected Resources

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

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 | 438,617.00 | 0.00 | 0.00 | 438,617.00 | 1,203,255.00 | 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 | 651,111.00 | 71,853.47 | 631,636.00 | 1,354,600.47 | 3,005,400.00 | |

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 ____; 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.

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. |

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|---|-------------------------|--|
| 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.

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

| No. | Project | Goals Supported | Geographic Areas | Needs Addressed | Funding |
|-----|-----------------------------------|--|--|---|---------|
| 1 | HOME Administration | <p>Expand the affordable housing stock</p> <p>Preserve existing supply of affordable housing</p> <p>Ensure housing access for low income residents</p> | <p>City of Charlottesville - Local Target area</p> <p>Albemarle County - Local Target area</p> <p>Fluvanna County - Local Target area</p> <p>Louisa County - Local Target area</p> <p>Greene County - Local Target area</p> <p>Nelson County - Local Target area</p> | <p>Affordable Housing - Ownership</p> <p>Affordable Housing - Rental</p> <p>Homelessness and Risk of Homelessness</p> | |
| | Description | TJPDC will administer HOME funding to developers and non-profits who will provide services. | | | |
| | Target Date for Completion | 06/30/2026 | | | |

| | | | | |
|----------|---|--|---|---------------------------------------|
| | Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen) | 24 households will benefit. | | |
| | Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen) | TJPDC serves the entire Consortium region. | | |
| | Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen) | All HOME funded activities are included. | | |
| 2 | HOME Albemarle Rehabilitation AHIP | Preserve existing supply of affordable housing | Albemarle County - Local Target area | Affordable Housing - Ownership |
| | Description | AHIP will complete 4 homeowner rehabilitations. | | |

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|----------|---|---|--|---------------------------------------|--|
| | Target Date for Completion | 06/30/2026 | | | |
| | Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen) | 4 households | | | |
| | Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen) | Albemarle County | | | |
| | Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen) | 4 households will receive homeowner rehabilitation | | | |
| 3 | HOME Cville Homebuyer | Expand the affordable housing stock | City of Charlottesville - Local Target area | Affordable Housing - Ownership | |

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|---|---|--|--|--|
| | Ensure housing access for low income residents | | | |
| Description | The City will award a subgrant for the development of 1 homebuyer unit | | | |
| Target Date for Completion | 06/30/2026 | | | |
| Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen) | 1 household | | | |
| Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen) | City of Charlottesville | | | |
| Planned Activities (additional information for this discussion may be available on the AP-36 | | | | |

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|----------|---|--|--|---------------------------------------|
| | Project Detail screen) | | | |
| | HOME Cville Rehabilitation | Preserve existing supply of affordable housing | City of Charlottesville - Local Target area | Affordable Housing - Ownership |
| | Description | The City will award a subgrant for 10 homeowner rehabilitations | | |
| | Target Date for Completion | 06/30/2026 | | |
| 4 | Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen) | 10 households will receive rehabilitation support | | |
| | Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen) | | | |
| | Planned Activities | | | |

| | | | | |
|----------|---|---|--|---------------------------------------|
| | (additional information for this discussion may be available on the AP-36 Project Detail screen) | | | |
| | HOME Cville Down Payment | Ensure housing access for low income residents | City of Charlottesville - Local Target area | Affordable Housing - Ownership |
| | Description | The City will award a subgrant for the delivery of 2 down payment assistance | | |
| | Target Date for Completion | 06/30/2026 | | |
| 5 | Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen) | 2 households | | |
| | Location Description (additional information for this discussion may be available on the AP-36 | | | |

| | | | | |
|----------|---|--|--|------------------------------------|
| | Project Detail screen) | | | |
| | Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen) | | | |
| | HOME Cville TBRA | Ensure housing access for low income residents | City of Charlottesville - Local Target area | Affordable Housing - Rental |
| | Description | The City will administer tenant-based rental assistance to 6 households | | |
| | Target Date for Completion | 06/30/2026 | | |
| 6 | Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen) | 6 households | | |
| | Location Description | | | |

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|----------|--|---|--|------------------------------------|--|
| | (additional information for this discussion may be available on the AP-36 Project Detail screen) | | | | |
| | Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen) | | | | |
| | HOME Fluvanna Rental FLHF | Expand the affordable housing stock | Fluvanna County - Local Target area | Affordable Housing - Rental | |
| | Description | FLHF will develop 2 rental units in Fluvanna | | | |
| | Target Date for Completion | 06/30/2026 | | | |
| 7 | Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 | 2 households | | | |

| | | | | |
|----------|--|---|--|---------------------------------------|
| | Project Detail screen) | | | |
| | Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen) | | | |
| | Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen) | | | |
| | | | | |
| | HOME Fluvanna Rehab FLHF | Preserve existing supply of affordable housing | Fluvanna County - Local Target area | Affordable Housing - Ownership |
| | Description | FLHF will provide one homeowner rehabilitation in Fluvanna | | |
| 8 | Target Date for Completion | 06/30/2026 | | |
| | Estimate the number and type of families that will benefit from the proposed activities | | | |

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|----------|--|---|--|------------------------------------|--|
| | (additional information for this discussion may be available on the AP-36 Project Detail screen) | | | | |
| | Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen) | | | | |
| | Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen) | | | | |
| 9 | HOME Louisa Rental FLHF | Expand the affordable housing stock | Louisa County - Local Target area | Affordable Housing - Rental | |
| | Description | FLHF will develop 7 rental units in Louisa | | | |
| | Target Date for Completion | 06/30/2026 | | | |
| | Estimate the number and | | | | |

| | |
|--|--|
| <p>type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen)</p> | |
| <p>Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)</p> | |
| <p>Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)</p> | |

| | | | | | | |
|------------------------------|--|--|---|--|--|--|
| <p>1 0</p> | <p>HOME Louisa Homebuyer FLHF</p> | <p>Expand the affordable housing stock</p> | <p>Louisa County - Local Target area</p> | <p>Affordable Housing - Ownership</p> | | |
| | <p>Description</p> | <p>FLHF will develop 1 homebuyer unit in Louisa</p> | | | | |
| | <p>Target Date for</p> | <p>06/30/2026</p> | | | | |

| | | | | | |
|---|-------------------------------|---|--|---------------------------------------|--|
| Completion | | | | | |
| Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen) | | | | | |
| Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen) | | | | | |
| Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen) | | | | | |
| | | | | | |
| 1 1 | HOME Louisa Rehab FLHF | Preserve existing supply of affordable housing | Louisa County - Local Target area | Affordable Housing - Ownership | |

| | |
|---|---|
| Description | FLHF will provide one homeowner rehabilitation in Louisa |
| Target Date for Completion | 06/30/2026 |
| Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen) | |
| Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen) | |
| Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen) | |

| | | | | | |
|----------------|---|---|--|--|--|
| | HOME Nelson Rehab NCCDF | Preserve existing supply of affordable housing Ensure housing access for low income residents | Nelson County - Local Target area | Homelessness and Risk of Homelessness Affordable Housing - Ownership | |
| | Description | NCCDF will deliver 8 homeowner rehabilitations | | | |
| | Target Date for Completion | 06/30/2026 | | | |
| 1 2 | Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen) | 8 households | | | |
| | Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen) | | | | |
| | Planned Activities | | | | |

| | | | | |
|---|--|--|--|------------------------------------|
| (additional information for this discussion may be available on the AP-36 Project Detail screen) | | | | |
| | HOME Greene Rental Skyline CAP | Expand the affordable housing stock Preserve existing supply of affordable housing Ensure housing access for low income residents | Greene County - Local Target area | Affordable Housing - Rental |
| 1 | Description | Skyline CAP will purchase one unit for low-income rental in Greene County | | |
| 3 | Target Date for Completion | 06/30/2026 | | |
| | Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 | | | |

| | | | | |
|----------|--|--|--|--|
| | Project Detail screen) | | | |
| | Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen) | | | |
| | Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen) | | | |
| | | | | |
| | CDBG Economic Development | Strengthen living environment & expand opps | | Business Development Workforce Development and Job Placement |
| 1 | Description | Job readiness and microentrepreneur supports | | |
| 4 | Target Date for Completion | 06/30/2026 | | |
| | Estimate the number and type of families that will benefit from the proposed | | | |

| | | | | | |
|----------|---|--|--|------------------------------------|---------------------------------------|
| | activities (additional information for this discussion may be available on the AP-36 Project Detail screen) | | | | |
| | Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen) | | | | |
| | Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen) | | | | |
| 1 | CDBG Affordable Housing | Expand the affordable housing stock | City of Charlottesville - Local Target area | Affordable Housing - Rental | Affordable Housing - Ownership |
| 5 | Description | Affordable housing new construction | | | |
| | Target Date for Completion | 06/30/2026 | | | |

| | |
|--|--|
| <p>Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen)</p> | |
| <p>Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)</p> | |
| <p>Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)</p> | |

| | | | | | |
|-----------------------|---|--|---|--|--|
| <p>1 6</p> | <p>CDBG Public Facilities and Infrastructure</p> | <p>Ensure housing access for low income residents Strengthen living environment & expand opps</p> | <p>City of Charlottesville - Local Target area</p> | <p>Affordable Housing - Rental Homelessness and Risk of Homelessness Transportation and</p> | |
|-----------------------|---|--|---|--|--|

| | | | |
|---|--|--|---|
| | | | Infrastructure Improvements Mental Health and Substance Abuse Services |
| Description | Infrastructure improvements to a group home for residents with profound intellectual disabilities | | |
| Target Date for Completion | 06/30/2026 | | |
| Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen) | | | |
| Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen) | | | |
| Planned Activities (additional information | | | |

| | | | | |
|----------------------|---|--|--|---|
| | for this discussion may be available on the AP-36 Project Detail screen) | | | |
| | CDBG Public Services | Strengthen living environment & expand opps | City of Charlottesville - Local Target area | Homelessness and Risk of Homelessness Mental Health and Substance Abuse Services |
| | Description | LMI benefit services | | |
| | Target Date for Completion | | | |
| 1 7 | Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen) | | | |
| | Location Description (additional information for this discussion may be | | | |

| | | | | |
|--------|---|---|---|---|
| | available on the AP-36 Project Detail screen) | | | |
| | Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen) | | | |
| | | | | |
| 1 8 | CDBG Administration | Strengthen living environment & expand opps | City of Charlottesville - Local Target area | Business Development Homelessness and Risk of Homelessness Transportation and Infrastructure Improvements Mental Health and Substance Abuse Services Workforce Development and Job Placement |
| | Description | | | |
| | Target Date for Completion | | | |

| | |
|--|--|
| <p>Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen)</p> | |
| <p>Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)</p> | |
| <p>Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)</p> | |

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 4 - 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.

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 5 - 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 6 - One Year Goals for Affordable Housing by Support Type

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.

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.

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.

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 - EXISTING

| New Const | County | Address | City | Zip | Price | Closed Date | Property | Fin SF | Status | Month So | Quarter | Spd |
|-----------|--------|--------------------------------|-----------------|-------|-----------|-------------|----------|--------|------------|----------|---------|-----|
| 1 | No | Nelson 3 TRILLIUM CLOSE | WINTERGREEN RES | 22967 | \$200,000 | 10/11/2024 | Attached | 1,321 | Sold | 11 | 4 | |
| 2 | No | Nelson 2 TWY GLEN LN | WINTERGREEN | 22967 | \$225,000 | 8/16/2024 | Attached | 1,490 | Sold | 8 | 3 | |
| 3 | No | Fuquaria 94 AUGIE ALLEY | PALMYRA | 22963 | \$244,000 | 7/29/2024 | Attached | 1,476 | Sold | 7 | 3 | |
| 4 | No | Abermark 297 WHITEWOOD RD | CHARLOTTEVILLE | 22901 | \$246,500 | 11/7/2024 | Attached | 988 | Sold - Con | 11 | 4 | |
| 5 | No | Fuquaria 76 VILLA CIR | PALMYRA | 22963 | \$250,000 | 10/25/2024 | Attached | 1,479 | Sold | 10 | 4 | |
| 6 | No | Fuquaria 104 VILLA CIR | PALMYRA | 22963 | \$255,000 | 11/20/2024 | Attached | 1,400 | Sold | 11 | 4 | |
| 7 | No | Charlotte 1014 COLEMAN ST | CHARLOTTEVILLE | 22901 | \$266,000 | 7/12/2024 | Attached | 2,442 | Sold | 7 | 3 | |
| 8 | No | Charlotte 921 ORANGEVALE AVE | CHARLOTTEVILLE | 22903 | \$270,000 | 7/26/2024 | Attached | 1,246 | Sold | 7 | 3 | |
| 9 | No | Abermark 193 POWER LN | CHARLOTTEVILLE | 22903 | \$285,000 | 12/16/2024 | Attached | 1,511 | Sold | 12 | 4 | |
| 10 | No | Abermark 704 MERION GREENE | CHARLOTTEVILLE | 22901 | \$290,000 | 7/17/2024 | Attached | 940 | Sold | 7 | 3 | |
| 11 | No | Charlotte 105 WATERBURY CT | CHARLOTTEVILLE | 22902 | \$290,000 | 7/12/2024 | Attached | 1,200 | Sold | 7 | 3 | |
| 12 | No | Abermark 249 PENSILAW CT | CROZET | 22932 | \$290,000 | 9/5/2024 | Attached | 805 | Sold | 9 | 3 | |
| 13 | No | Abermark 928 PRESCHELLY PL | CHARLOTTEVILLE | 22901 | \$293,000 | 7/31/2024 | Attached | 1,692 | Sold | 7 | 3 | |
| 14 | No | Abermark 4993 HEATHER CT | CHARLOTTEVILLE | 22911 | \$295,000 | 8/2/2024 | Attached | 1,238 | Sold | 8 | 3 | |
| 15 | No | Abermark 4580 HEATHER CT | CHARLOTTEVILLE | 22911 | \$295,000 | 8/17/2024 | Attached | 1,550 | Sold | 8 | 3 | |
| 16 | No | Charlotte 125 WATERBURY CT | CHARLOTTEVILLE | 22902 | \$295,000 | 8/16/2024 | Attached | 1,200 | Sold | 8 | 3 | |
| 17 | No | Charlotte 705 PROSPECT AVE | CHARLOTTEVILLE | 22903 | \$296,500 | 8/18/2024 | Attached | 1,200 | Sold | 8 | 3 | |
| 18 | No | Abermark 1404 MINOR RIDGE CT | CHARLOTTEVILLE | 22901 | \$299,000 | 12/19/2024 | Attached | 1,232 | Sold | 12 | 4 | |
| 19 | No | Abermark 9482 HILL TOP ST | CHARLOTTEVILLE | 22932 | \$300,000 | 9/24/2024 | Attached | 1,244 | Sold | 9 | 3 | |
| 20 | No | Charlotte 129 WATERBURY CT | CHARLOTTEVILLE | 22902 | \$300,000 | 8/16/2024 | Attached | 1,200 | Sold | 8 | 3 | |
| 21 | No | Abermark 382 JULET CT | CROZET | 22932 | \$300,000 | 10/16/2024 | Attached | 1,614 | Sold | 10 | 4 | |
| 22 | No | Fuquaria 24 SPRUCE DR | PALMYRA | 22963 | \$301,000 | 10/11/2024 | Attached | 1,472 | Sold | 10 | 4 | |
| 23 | No | Abermark 2087 COMMONWEALTH DR | CHARLOTTEVILLE | 22901 | \$305,000 | 12/5/2024 | Attached | 1,224 | Sold | 12 | 4 | |
| 24 | No | Abermark 2222 PLUMMINGBRD LN | CHARLOTTEVILLE | 22911 | \$305,000 | 8/16/2024 | Attached | 1,321 | Sold | 8 | 3 | |
| 25 | No | Abermark 328 MARQUETTE CT | CROZET | 22932 | \$306,000 | 8/29/2024 | Attached | 1,614 | Sold | 7 | 3 | |
| 26 | No | Abermark 2055 ELM TREE CT | CHARLOTTEVILLE | 22911 | \$310,000 | 11/21/2024 | Attached | 1,681 | Sold | 11 | 4 | |
| 27 | No | Charlotte 117 GREENWICH CT | CHARLOTTEVILLE | 22902 | \$310,000 | 7/16/2024 | Attached | 1,080 | Sold | 7 | 3 | |
| 28 | No | Charlotte 194 GREENWICH CT | CHARLOTTEVILLE | 22902 | \$310,000 | 8/17/2024 | Attached | 1,200 | Sold | 8 | 3 | |
| 29 | No | Abermark 788 MERION GREENE | CHARLOTTEVILLE | 22901 | \$313,000 | 8/29/2024 | Attached | 880 | Sold | 8 | 3 | |
| 30 | No | Abermark 620 CRUMPET CT | CHARLOTTEVILLE | 22901 | \$315,000 | 8/9/2024 | Attached | 1,184 | Sold | 8 | 3 | |
| 31 | No | Fuquaria 75 PARK DR | PALMYRA | 22963 | \$317,000 | 12/30/2024 | Attached | 1,720 | Sold | 12 | 4 | |
| 32 | No | Abermark 914 WHITCOVER CIR | CHARLOTTEVILLE | 22901 | \$319,000 | 12/15/2024 | Attached | 2,144 | Sold | 12 | 4 | |
| 33 | No | Abermark 1985 COOL SPRING RD | CHARLOTTEVILLE | 22901 | \$325,000 | 12/13/2024 | Attached | 1,250 | Sold | 12 | 4 | |
| 34 | No | Abermark 999 RIVER RUN DR | CHARLOTTEVILLE | 22901 | \$325,000 | 8/23/2024 | Attached | 1,373 | Sold | 8 | 3 | |
| 35 | No | Abermark 132 SCARBOROUGH PL | CHARLOTTEVILLE | 22903 | \$328,000 | 11/7/2024 | Attached | 1,768 | Sold | 11 | 4 | |
| 36 | No | Abermark 946 PRESCHELLY PL | CHARLOTTEVILLE | 22901 | \$329,000 | 8/29/2024 | Attached | 2,074 | Sold | 8 | 3 | |
| 37 | No | Abermark 4754 WREN CT | CHARLOTTEVILLE | 22911 | \$330,000 | 10/29/2024 | Attached | 1,322 | Sold | 10 | 4 | |
| 38 | No | Abermark 2319 HAVENSWOOD CT | CHARLOTTEVILLE | 22911 | \$330,000 | 11/18/2024 | Attached | 1,286 | Sold | 11 | 4 | |
| 39 | No | Abermark 901 PEPPER PL | CHARLOTTEVILLE | 22902 | \$330,000 | 7/22/2024 | Attached | 1,200 | Sold | 7 | 3 | |
| 40 | No | Abermark 1336 CRENSIDE DR | CHARLOTTEVILLE | 22902 | \$335,000 | 12/13/2024 | Attached | 1,250 | Sold | 12 | 4 | |
| 41 | No | Abermark 1286 MAPLE VIEW DR | CHARLOTTEVILLE | 22902 | \$338,000 | 8/7/2024 | Attached | 1,890 | Sold | 8 | 3 | |
| 42 | No | Abermark 1970 ARBOR LAKE DR | CHARLOTTEVILLE | 22911 | \$339,900 | 8/17/2024 | Attached | 1,634 | Sold | 8 | 3 | |
| 43 | No | Abermark 128 QUINCE LN | CHARLOTTEVILLE | 22902 | \$340,000 | 10/3/2024 | Attached | 1,200 | Sold | 10 | 4 | |
| 44 | No | Abermark 2017 ELM TREE CT | CHARLOTTEVILLE | 22911 | \$340,000 | 12/10/2024 | Attached | 1,720 | Sold | 12 | 4 | |
| 45 | No | Abermark 1520 WESTFIELD CT | CHARLOTTEVILLE | 22901 | \$345,000 | 10/4/2024 | Attached | 1,681 | Sold | 10 | 4 | |
| 46 | No | Abermark 1253 CLFOEN GREENE | CHARLOTTEVILLE | 22901 | \$345,000 | 8/2/2024 | Attached | 1,420 | Sold | 8 | 3 | |
| 47 | No | Abermark 1487 ASHLAND DR | CHARLOTTEVILLE | 22911 | \$350,000 | 12/18/2024 | Attached | 1,708 | Sold | 12 | 4 | |
| 48 | No | Abermark 2318 FINCH CT | CHARLOTTEVILLE | 22911 | \$350,000 | 12/9/2024 | Attached | 1,978 | Sold | 12 | 4 | |
| 49 | No | Abermark 31 CRENSIDE DR | CHARLOTTEVILLE | 22902 | \$350,000 | 8/16/2024 | Attached | 1,255 | Sold | 8 | 3 | |
| 50 | No | Abermark 314 PATRIOT WAY | CHARLOTTEVILLE | 22903 | \$360,000 | 8/29/2024 | Attached | 1,987 | Sold | 8 | 3 | |
| 51 | No | Abermark 1328 SYCAMORE CT | CHARLOTTEVILLE | 22901 | \$360,000 | 8/30/2024 | Attached | 1,724 | Sold | 8 | 3 | |
| 52 | No | Charlotte 100 WATERBURY CT | CHARLOTTEVILLE | 22902 | \$360,000 | 7/24/2024 | Attached | 1,800 | Sold | 7 | 3 | |
| 53 | No | Charlotte 206 BURNET ST | CHARLOTTEVILLE | 22902 | \$360,000 | 8/29/2024 | Attached | 1,440 | Sold | 8 | 3 | |
| 54 | No | Charlotte 1013 LINDEN AVE | CHARLOTTEVILLE | 22902 | \$362,000 | 11/8/2024 | Attached | 1,437 | Sold | 11 | 4 | |
| 55 | No | Abermark 1336 CRENSIDE DR | CHARLOTTEVILLE | 22902 | \$365,000 | 7/13/2024 | Attached | 1,230 | Sold | 7 | 3 | |
| 56 | No | Nelson 23 BRIARWOOD LN | WINTERGREEN RES | 22967 | \$365,000 | 10/21/2024 | Attached | 1,840 | Sold | 10 | 4 | |
| 57 | No | Abermark 1225 CLFOEN GREENE | CHARLOTTEVILLE | 22901 | \$369,900 | 7/8/2024 | Attached | 1,442 | Sold | 7 | 3 | |
| 58 | No | Abermark 997 RIVER RUN DR | CHARLOTTEVILLE | 22901 | \$380,000 | 12/5/2024 | Attached | 1,488 | Sold | 12 | 4 | |
| 59 | No | Abermark 1339 WIMBLEDON WAY | CHARLOTTEVILLE | 22901 | \$380,000 | 8/28/2024 | Attached | 1,415 | Sold | 8 | 3 | |
| 60 | No | Abermark 147 GEORGETOWN GREEN | CHARLOTTEVILLE | 22901 | \$380,000 | 8/18/2024 | Attached | 1,879 | Sold | 8 | 3 | |
| 61 | No | Abermark 2128 ELM TREE CT | CHARLOTTEVILLE | 22911 | \$382,500 | 12/6/2024 | Attached | 1,720 | Sold | 12 | 4 | |
| 62 | No | Abermark 4753 WREN CT | CHARLOTTEVILLE | 22911 | \$385,000 | 12/3/2024 | Attached | 1,984 | Sold | 12 | 4 | |
| 63 | No | Abermark 1307 BRANCHLANDS DR | CHARLOTTEVILLE | 22901 | \$385,000 | 8/9/2024 | Attached | 1,920 | Sold | 8 | 3 | |
| 64 | No | Abermark 1489 WICKHAM POND DR | CHARLOTTEVILLE | 22901 | \$387,000 | 10/25/2024 | Attached | 1,680 | Sold | 10 | 4 | |
| 65 | No | Abermark 24 GEORGETOWN GREEN | CHARLOTTEVILLE | 22901 | \$389,000 | 8/12/2024 | Attached | 2,038 | Sold | 8 | 3 | |
| 66 | No | Abermark 2074 WEATHERWOOD DR | CHARLOTTEVILLE | 22911 | \$370,000 | 8/16/2024 | Attached | 1,580 | Sold | 8 | 3 | |
| 67 | No | Abermark 1868 VERONA DR | CHARLOTTEVILLE | 22911 | \$370,000 | 8/27/2024 | Attached | 1,611 | Sold | 8 | 3 | |
| 68 | No | Abermark 1858 VERONA DR | CHARLOTTEVILLE | 22911 | \$373,000 | 12/17/2024 | Attached | 1,780 | Sold | 12 | 4 | |
| 69 | No | Charlotte 133 LONGWOOD DR | CHARLOTTEVILLE | 22903 | \$375,000 | 10/31/2024 | Attached | 2,110 | Sold | 10 | 4 | |
| 70 | No | Abermark 4804 GRASSY KNL | CHARLOTTEVILLE | 22901 | \$375,500 | 10/25/2024 | Attached | 1,700 | Sold | 10 | 4 | |
| 71 | No | Abermark 1497 WICKHAM POND DR | CHARLOTTEVILLE | 22901 | \$378,000 | 8/15/2024 | Attached | 1,694 | Sold | 8 | 3 | |
| 72 | No | Abermark 1325 WIMBLEDON WAY | CHARLOTTEVILLE | 22901 | \$385,000 | 8/30/2024 | Attached | 1,791 | Sold | 8 | 3 | |
| 73 | No | Abermark 2417 ABBINGTON DR | CHARLOTTEVILLE | 22911 | \$390,000 | 11/18/2024 | Attached | 2,438 | Sold | 11 | 4 | |
| 74 | No | Abermark 4817 GRASSY KNL | CHARLOTTEVILLE | 22901 | \$390,000 | 8/1/2024 | Attached | 2,281 | Sold | 8 | 3 | |
| 75 | No | Fuquaria 72 SPRUCE DR | PALMYRA | 22963 | \$392,000 | 10/31/2024 | Attached | 2,480 | Sold | 10 | 4 | |
| 76 | No | Abermark 3311 TURNBERRY CIR | CHARLOTTEVILLE | 22911 | \$395,000 | 10/24/2024 | Attached | 1,580 | Sold | 10 | 4 | |
| 77 | No | Abermark 1711 PAINTED SKY TER | CHARLOTTEVILLE | 22901 | \$395,000 | 11/22/2024 | Attached | 2,034 | Sold | 11 | 4 | |
| 78 | No | Abermark 1955 TOWNE LN | CHARLOTTEVILLE | 22901 | \$395,200 | 10/10/2024 | Attached | 1,964 | Sold | 10 | 4 | |
| 79 | No | Abermark 1356 STONEY RIDGE RD | CHARLOTTEVILLE | 22902 | \$397,500 | 10/29/2024 | Attached | 1,416 | Sold | 8 | 3 | |
| 80 | No | Abermark 89 COURT PL | CHARLOTTEVILLE | 22901 | \$400,000 | 10/9/2024 | Attached | 1,700 | Sold | 10 | 4 | |
| 81 | No | Abermark 1282 CHATHAM RDG | CHARLOTTEVILLE | 22901 | \$400,000 | 11/25/2024 | Attached | 2,496 | Sold | 11 | 4 | |
| 82 | No | Charlotte 967 QUARRY RD | CHARLOTTEVILLE | 22902 | \$400,000 | 10/22/2024 | Attached | 1,644 | Sold | 10 | 4 | |
| 83 | No | Nelson 17 TRILLIUM CLOSE | WINTERGREEN RES | 22967 | \$400,000 | 7/18/2024 | Attached | 2,412 | Sold | 7 | 3 | |
| 84 | No | Abermark 3394 MCLURE LN | CHARLOTTEVILLE | 22911 | \$410,000 | 7/19/2024 | Attached | 2,374 | Sold | 7 | 3 | |
| 85 | No | Abermark 3518 STEAMER DR | KESWICK | 22947 | \$410,000 | 7/30/2024 | Attached | 2,131 | Sold | 7 | 3 | |
| 86 | No | Abermark 3488 STEAMER DR | KESWICK | 22947 | \$411,500 | 8/6/2024 | Attached | 2,060 | Sold | 8 | 3 | |
| 87 | No | Charlotte 908 RIVES ST | CHARLOTTEVILLE | 22902 | \$415,000 | 9/3/2024 | Attached | 1,570 | Sold | 9 | 3 | |
| 88 | No | Abermark 2553 AVMORE POND RD | CHARLOTTEVILLE | 22911 | \$417,000 | 8/8/2024 | Attached | 1,910 | Sold | 8 | 3 | |
| 89 | No | Abermark 1110 EDMOND CT | CROZET | 22932 | \$419,500 | 8/18/2024 | Attached | 1,758 | Sold | 8 | 3 | |
| 90 | No | Abermark 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 | 22967 | \$420,000 | 11/13/2024 | Attached | 2,043 | Sold | 11 | 4 | |
| 92 | No | Abermark 2515 AVMORE POND RD | CHARLOTTEVILLE | 22911 | \$425,000 | 11/4/2024 | Attached | 1,872 | Sold | 11 | 4 | |
| 93 | No | Abermark 1342 ALLISTER GRN | CHARLOTTEVILLE | 22901 | \$425,000 | 11/7/2024 | Attached | 2,472 | Sold | 11 | 4 | |
| 94 | No | Abermark 628 MOCKINGBIRD WAY | CHARLOTTEVILLE | 22901 | \$425,000 | 7/11/2024 | Attached | 2,340 | Sold | 7 | 3 | |
| 95 | No | Abermark 1989 AMBER RIDGE RD | CHARLOTTEVILLE | 22901 | \$429,000 | 7/16/2024 | Attached | 2,280 | Sold | 7 | 3 | |

| | | | | | | | | | | | |
|-----|--------|-----------------------------------|-----------------|--------------|-------------|----------------|----------|-------|------------|----|---|
| 96 | No | Abernathy 1531 MONTESORI TER | CHARLOTTEVILLE | 22911 | \$425,000 | 8/26/2024 | Attached | 2,032 | Sold | 8 | 3 |
| 97 | No | Abernathy 1250 HADEN PL | CROZET | 22932 | \$425,000 | 7/3/2024 | Attached | 1,950 | Sold | 7 | 3 |
| 98 | No | Abernathy 2373 RAVENSWOOD CT | CHARLOTTEVILLE | 22911 | \$425,000 | 10/17/2024 | Attached | 2,570 | Sold | 10 | 4 |
| 99 | No | Abernathy 435 ROLYN RD | CHARLOTTEVILLE | 22911 | \$420,000 | 10/30/2024 | Attached | 1,675 | Sold | 10 | 4 |
| 100 | No | Abernathy 1519 DELPHI LN | CHARLOTTEVILLE | 22911 | \$435,000 | 10/24/2024 | Attached | 1,890 | Sold | 10 | 4 |
| 101 | No | Abernathy 237 PEBBLE BEACH CT | CHARLOTTEVILLE | 22901 | \$435,000 | 10/28/2024 | Attached | 2,281 | Sold | 10 | 4 |
| 102 | No | Abernathy 972 DEVON SPRING CT | CHARLOTTEVILLE | 22903 | \$440,000 | 8/21/2024 | Attached | 1,491 | Sold | 8 | 3 |
| 103 | No | Abernathy 1288 CHATHAM RDG | CHARLOTTEVILLE | 22901 | \$440,000 | 9/16/2024 | Attached | 1,712 | Sold | 9 | 3 |
| 104 | No | Abernathy 692 MOCKINGBIRD WAY | CHARLOTTEVILLE | 22901 | \$450,000 | 11/26/2024 | Attached | 2,253 | Sold | 11 | 4 |
| 105 | No | Abernathy 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 | Abernathy 4537 BERRY 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 | Abernathy 994 OVAL PARK LN | CHARLOTTEVILLE | 22911 | \$464,000 | 12/11/2024 | Attached | 2,340 | Sold | 12 | 4 |
| 112 | No | Abernathy 2409 WINTHROP DR | CHARLOTTEVILLE | 22911 | \$465,000 | 12/20/2024 | Attached | 2,028 | Sold | 12 | 4 |
| 113 | No | Abernathy 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 | Abernathy 3217 BERGEN ST | CHARLOTTEVILLE | 22902 | \$465,000 | 7/23/2024 | Attached | 2,300 | Sold | 7 | 3 |
| 116 | No | Abernathy 1709 CLAY DR | CROZET | 22932 | \$470,000 | 11/13/2024 | Attached | 2,258 | Sold | 11 | 4 |
| 117 | No | Charlotte 909 BING LN | CHARLOTTEVILLE | 22903 | \$473,000 | 11/26/2024 | Attached | 2,160 | Sold | 11 | 4 |
| 118 | No | Abernathy 2441 WINTHROP DR | CHARLOTTEVILLE | 22911 | \$475,000 | 7/11/2024 | Attached | 2,322 | Sold | 7 | 3 |
| 119 | No | Abernathy 2447 WINTHROP DR | CHARLOTTEVILLE | 22911 | \$477,500 | 10/30/2024 | Attached | 2,115 | Sold | 10 | 4 |
| 120 | No | Abernathy 110 BETHANY LN | CROZET | 22932 | \$479,000 | 10/2/2024 | Attached | 1,767 | Sold | 10 | 4 |
| 121 | No | Abernathy 2117 PINETREE LN | CHARLOTTEVILLE | 22911 | \$480,000 | 11/14/2024 | Attached | 1,941 | Sold | 11 | 4 |
| 122 | No | Charlotte 420 BING LN | CHARLOTTEVILLE | 22903 | \$481,000 | 8/12/2024 | Attached | 2,520 | Sold | 8 | 3 |
| 123 | No | Abernathy 4018 SHEMADOAH RIVER RD | CHARLOTTEVILLE | 22901 | \$485,000 | 12/17/2024 | Attached | 1,790 | Sold | 12 | 4 |
| 124 | No | Nelson A10 SHEMADOAH 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 | Abernathy 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 | 2,530 | Sold | 7 | 3 |
| 132 | No | Nelson 20 APPLE BLOSSOM CT | NELLYSFORD | 22968 | \$499,000 | 7/18/2024 | Attached | 2,895 | Sold | 7 | 3 |
| 133 | No | Abernathy 1025 FALLOW DR | CHARLOTTEVILLE | 22901 | \$510,000 | 12/12/2024 | Attached | 1,988 | Sold | 12 | 4 |
| 134 | No | Abernathy 1836 MARIETTA DR | CHARLOTTEVILLE | 22911 | \$515,000 | 11/18/2024 | Attached | 2,278 | Sold | 11 | 4 |
| 135 | No | Abernathy 1635 SAWGRASS CT | CHARLOTTEVILLE | 22901 | \$520,000 | 12/13/2024 | Attached | 1,657 | Sold | 12 | 4 |
| 136 | No | Abernathy 1783 FLORA LN | CHARLOTTEVILLE | 22911 | \$520,000 | 12/23/2024 | Attached | 2,298 | Sold | 12 | 4 |
| 137 | No | Charlotte 185 BROOKWOOD DR | CHARLOTTEVILLE | 22902 | \$530,000 | 10/9/2024 | Attached | 2,827 | Sold | 10 | 4 |
| 138 | No | Nelson 15 SHEMADOAH 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 | Abernathy 2251 FOWLER CIR | CHARLOTTEVILLE | 22901 | \$535,000 | 10/12/2024 | Attached | 2,262 | Sold | 10 | 4 |
| 141 | No | Abernathy 465 HERITAGE CT | CHARLOTTEVILLE | 22903 | \$545,000 | 11/18/2024 | Attached | 1,675 | Sold | 11 | 4 |
| 142 | No | Abernathy 1762 FLORA LN | CHARLOTTEVILLE | 22911 | \$545,000 | 11/21/2024 | Attached | 2,306 | Sold | 11 | 4 |
| 143 | No | Abernathy 323 CLAIBOURNE RD | CROZET | 22932 | \$545,000 | 12/13/2024 | Attached | 2,288 | Sold | 12 | 4 |
| 144 | No | Abernathy 1554 SAWGRASS CT | CHARLOTTEVILLE | 22901 | \$585,000 | 7/2/2024 | Attached | 3,112 | Sold | 7 | 3 |
| 145 | No | Abernathy 335 CLAIBOURNE RD | CROZET | 22932 | \$585,000 | 9/26/2024 | Attached | 2,299 | Sold | 9 | 3 |
| 146 | No | Abernathy 1592 SAWGRASS CT | CHARLOTTEVILLE | 22901 | \$599,000 | 12/16/2024 | Attached | 3,467 | Sold | 12 | 4 |
| 147 | No | Abernathy 1575 SAWGRASS CT | CHARLOTTEVILLE | 22901 | \$599,000 | 9/4/2024 | Attached | 2,745 | Sold | 9 | 3 |
| 148 | No | Abernathy 9638 UPLAND DR | CROZET | 22932 | \$610,000 | 10/23/2024 | Attached | 2,427 | Sold | 10 | 4 |
| 149 | No | Abernathy 511 PEITYWARD LN | CROZET | 22932 | \$640,000 | 10/24/2024 | Attached | 2,845 | Sold | 10 | 4 |
| 150 | No | Abernathy 271 CLAREMONT LN | CROZET | 22932 | \$645,000 | 11/18/2024 | Attached | 2,637 | Sold | 11 | 4 |
| 151 | No | Abernathy 1937 SAWGRASS CT | CHARLOTTEVILLE | 22901 | \$660,000 | 7/2/2024 | Attached | 2,327 | Sold | 7 | 3 |
| 152 | No | Abernathy 2111 SHEPHERDS RIDGE RD | CHARLOTTEVILLE | 22901 | \$660,000 | 9/3/2024 | Attached | 1,958 | Sold | 9 | 3 |
| 153 | No | Charlotte 573 LOCHILYN HILL DR | CHARLOTTEVILLE | 22901 | \$677,500 | 7/3/2024 | Attached | 2,275 | Sold | 7 | 3 |
| 154 | No | Abernathy 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 | 2,815 | Sold | 12 | 4 |
| 156 | No | Abernathy 1903 FOWLER ST | CHARLOTTEVILLE | 22901 | \$725,000 | 10/30/2024 | Attached | 2,884 | Sold | 10 | 4 |
| 157 | No | Abernathy 3342 POWCROSS ST | CROZET | 22932 | \$763,000 | 11/15/2024 | Attached | 2,845 | Sold | 11 | 4 |
| 158 | No | Abernathy 5451 GOLF DR | CROZET | 22932 | \$820,000 | 12/17/2024 | Attached | 3,088 | Sold | 12 | 4 |
| 159 | No | Abernathy 1408 TERRACE LN | CHARLOTTEVILLE | 22911 | \$835,000 | 12/20/2024 | Attached | 3,583 | Sold - Con | 12 | 4 |
| 160 | No | Abernathy 529 TRAILSIDE DR | CHARLOTTEVILLE | 22911 | \$839,000 | 8/16/2024 | Attached | 3,972 | Sold | 8 | 3 |
| 161 | No | Abernathy 514 BAYWICK CIR | CROZET | 22932 | \$840,000 | 9/16/2024 | Attached | 2,545 | Sold | 9 | 3 |
| 162 | No | Abernathy 537 TRAILSIDE DR | CHARLOTTEVILLE | 22911 | \$849,000 | 12/5/2024 | Attached | 3,988 | Sold | 12 | 4 |
| 163 | No | Abernathy 12 EDMAN VILLAGE ST | CHARLOTTEVILLE | 22903 | \$1,075,000 | 7/26/2024 | Attached | 1,745 | Sold | 7 | 3 |
| 164 | No | Abernathy 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 | Zip | Price | Closed Date | Property | Fin SF | Status | Month | So | Quarter | Yr |
|-----|-----|-----------|-----------------------|-------------------|-------|-----------|-------------|----------|--------|--------|-------|----|---------|----|
| 1 | Yes | Fauquier | 127 HORSE PATH LN | CHARLOTTEVILLE | 22902 | \$299,000 | 12/15/2024 | Attached | 1,814 | Sold | 12 | 4 | | |
| 2 | Yes | Fauquier | 125 HORSE PATH LN | CHARLOTTEVILLE | 22902 | \$219,840 | 12/15/2024 | Attached | 1,886 | Sold | 12 | 4 | | |
| 3 | Yes | Abernethy | 5043 ORCHID BND | CHARLOTTEVILLE | 22911 | \$330,000 | 02/25/2024 | Attached | 1,370 | Sold | 8 | 3 | | |
| 4 | Yes | Abernethy | 5039 ORCHID BND | CHARLOTTEVILLE | 22911 | \$330,000 | 02/23/2024 | Attached | 1,370 | Sold | 8 | 3 | | |
| 5 | Yes | Abernethy | 5037 ORCHID BND | CHARLOTTEVILLE | 22911 | \$335,000 | 10/15/2024 | Attached | 1,370 | Sold | 10 | 4 | | |
| 6 | Yes | Abernethy | 5035 ORCHID BND | CHARLOTTEVILLE | 22911 | \$340,000 | 01/15/2024 | Attached | 1,280 | Sold | 8 | 3 | | |
| 7 | Yes | Abernethy | 5041 ORCHID BND | CHARLOTTEVILLE | 22911 | \$340,000 | 02/23/2024 | Attached | 1,381 | Sold | 8 | 3 | | |
| 8 | Yes | Abernethy | 5045 ORCHID BND | CHARLOTTEVILLE | 22911 | \$349,000 | 10/4/2024 | Attached | 1,370 | Sold | 10 | 4 | | |
| 9 | Yes | Abernethy | 5059 ORCHID BND | CHARLOTTEVILLE | 22911 | \$365,000 | 12/23/2024 | Attached | 1,599 | Sold | 12 | 4 | | |
| 10 | Yes | Abernethy | 4972 LEXI LN | CROZET | 22932 | \$374,135 | 12/17/2024 | Attached | 2,088 | Sold | 12 | 4 | | |
| 11 | Yes | Abernethy | 5081 CLING LN | CROZET | 22932 | \$374,285 | 12/30/2024 | Attached | 2,091 | Sold | 12 | 4 | | |
| 12 | Yes | Abernethy | 4960 LEXI LN | CROZET | 22932 | \$374,485 | 11/19/2024 | Attached | 2,091 | Sold | 11 | 4 | | |
| 13 | Yes | Abernethy | 9047 MCCOMB ST | CROZET | 22932 | \$379,770 | 7/8/2024 | Attached | 2,091 | Sold | 7 | 3 | | |
| 14 | Yes | Abernethy | 4974 LEXI LN | CROZET | 22932 | \$380,065 | 12/12/2024 | Attached | 2,091 | Sold | 12 | 4 | | |
| 15 | Yes | Abernethy | 4845 MERCER ST | CROZET | 22932 | \$382,065 | 03/02/2024 | Attached | 2,091 | Sold | 8 | 3 | | |
| 16 | Yes | Abernethy | 5051 ORCHID BND | CHARLOTTEVILLE | 22911 | \$385,000 | 10/3/2024 | Attached | 1,598 | Sold | 10 | 4 | | |
| 17 | Yes | Abernethy | 5048 MCCOMB ST | CROZET | 22932 | \$387,135 | 7/11/2024 | Attached | 2,090 | Sold | 7 | 3 | | |
| 18 | Yes | Abernethy | 4841 MERCER ST | CROZET | 22932 | \$387,485 | 02/23/2024 | Attached | 2,091 | Sold | 8 | 3 | | |
| 19 | Yes | Abernethy | 5081 ORCHID BND | CHARLOTTEVILLE | 22911 | \$390,000 | 10/1/2024 | Attached | 1,888 | Sold | 10 | 4 | | |
| 20 | Yes | Abernethy | 5079 CLING LN | CROZET | 22932 | \$390,035 | 12/30/2024 | Attached | 2,088 | Sold | 12 | 4 | | |
| 21 | Yes | Abernethy | 4958 LEXI LN | CROZET | 22932 | \$392,865 | 11/19/2024 | Attached | 2,091 | Sold | 11 | 4 | | |
| 22 | Yes | Abernethy | 6051 MCCOMB ST | CROZET | 22932 | \$398,465 | 7/23/2024 | Attached | 2,091 | Sold | 7 | 3 | | |
| 23 | Yes | Abernethy | 4956 LEXI LN | CROZET | 22932 | \$399,635 | 12/17/2024 | Attached | 2,088 | Sold | 12 | 4 | | |
| 24 | Yes | Abernethy | 5046 ORCHID BND | CHARLOTTEVILLE | 22911 | \$401,540 | 05/20/2024 | Attached | 1,691 | Sold | 8 | 3 | | |
| 25 | Yes | Abernethy | 4831 MERCER ST | CROZET | 22932 | \$401,585 | 02/23/2024 | Attached | 2,091 | Sold | 8 | 3 | | |
| 26 | Yes | Abernethy | 5077 CLING LN | CROZET | 22932 | \$408,735 | 12/30/2024 | Attached | 2,088 | Sold | 12 | 4 | | |
| 27 | Yes | Abernethy | 4843 MERCER ST | CROZET | 22932 | \$412,630 | 02/4/2024 | Attached | 2,088 | Sold | 8 | 3 | | |
| 28 | Yes | Abernethy | 4829 MERCER ST | CROZET | 22932 | \$414,665 | 02/02/2024 | Attached | 2,091 | Sold | 8 | 3 | | |
| 29 | Yes | Abernethy | 6043 MCCOMB ST | CROZET | 22932 | \$416,305 | 7/23/2024 | Attached | 2,088 | Sold | 7 | 3 | | |
| 30 | Yes | Abernethy | 4962 LEXI LN | CROZET | 22932 | \$419,430 | 12/17/2024 | Attached | 2,088 | Sold | 12 | 4 | | |
| 31 | Yes | Abernethy | 755 PARK RIDGE DR | CROZET | 22932 | \$419,500 | 12/9/2024 | Attached | 2,194 | Sold | 12 | 4 | | |
| 32 | Yes | Abernethy | 771 PARK RIDGE DR | CROZET | 22932 | \$419,500 | 03/25/2024 | Attached | 2,194 | Sold | 8 | 3 | | |
| 33 | Yes | Abernethy | 5049 MCCOMB ST | CROZET | 22932 | \$420,735 | 7/11/2024 | Attached | 2,090 | Sold | 7 | 3 | | |
| 34 | Yes | Abernethy | 2083 LOCKWOOD DR | CHARLOTTEVILLE | 22911 | \$420,890 | 12/12/2024 | Attached | 1,741 | Sold | 12 | 4 | | |
| 35 | Yes | Abernethy | 6053 MCCOMB ST | CROZET | 22932 | \$422,209 | 7/18/2024 | Attached | 2,088 | Sold | 7 | 3 | | |
| 36 | Yes | Abernethy | 4847 MERCER ST | CROZET | 22932 | \$422,530 | 02/02/2024 | Attached | 2,088 | Sold | 8 | 3 | | |
| 37 | Yes | Abernethy | 4839 MERCER ST | CROZET | 22932 | \$423,630 | 11/12/2024 | Attached | 2,078 | Sold | 11 | 4 | | |
| 38 | Yes | Abernethy | 4825 MERCER ST | CROZET | 22932 | \$424,530 | 12/17/2024 | Attached | 2,088 | Sold | 12 | 4 | | |
| 39 | Yes | Abernethy | 785 PARK RIDGE DR | CROZET | 22932 | \$424,800 | 02/25/2024 | Attached | 2,194 | Sold | 8 | 3 | | |
| 40 | Yes | Abernethy | 5050 ORCHID BND | CHARLOTTEVILLE | 22911 | \$425,465 | 01/10/2024 | Attached | 1,916 | Sold | 8 | 3 | | |
| 41 | Yes | Abernethy | 4978 LEXI LN | CROZET | 22932 | \$425,730 | 12/12/2024 | Attached | 2,088 | Sold | 12 | 4 | | |
| 42 | Yes | Abernethy | 4038 PURPLE FLORA BND | CHARLOTTEVILLE | 22911 | \$425,780 | 10/30/2024 | Attached | 1,741 | Sold | 10 | 4 | | |
| 43 | Yes | Abernethy | 2087 LOCKWOOD DR | CHARLOTTEVILLE | 22911 | \$428,000 | 12/27/2024 | Attached | 1,741 | Sold | 12 | 4 | | |
| 44 | Yes | Abernethy | 4040 PURPLE FLORA BND | CHARLOTTEVILLE | 22911 | \$428,791 | 10/25/2024 | Attached | 1,741 | Sold | 10 | 4 | | |
| 45 | Yes | Abernethy | 2838 SWEETBAY ST | CHARLOTTEVILLE | 22902 | \$428,850 | 01/4/2024 | Attached | 1,894 | Sold | 8 | 3 | | |
| 46 | Yes | Abernethy | 2048 MEYERS WAY | CROZET | 22932 | \$428,879 | 7/17/2024 | Attached | 1,970 | Sold | 7 | 3 | | |
| 47 | Yes | Abernethy | 5042 ORCHID BND | CHARLOTTEVILLE | 22911 | \$429,230 | 7/19/2024 | Attached | 1,916 | Sold | 7 | 3 | | |
| 48 | Yes | Abernethy | 4036 PURPLE FLORA BND | CHARLOTTEVILLE | 22911 | \$430,500 | 10/30/2024 | Attached | 1,741 | Sold | 10 | 4 | | |
| 49 | Yes | Abernethy | 4042 PURPLE FLORA BND | CHARLOTTEVILLE | 22911 | \$432,000 | 10/24/2024 | Attached | 1,741 | Sold | 10 | 4 | | |
| 50 | Yes | Abernethy | 5027 ORCHID BND | CHARLOTTEVILLE | 22911 | \$433,485 | 02/1/2024 | Attached | 1,894 | Sold | 8 | 3 | | |
| 51 | Yes | Abernethy | 6041 MCCOMB ST | CROZET | 22932 | \$433,730 | 7/9/2024 | Attached | 2,088 | Sold | 7 | 3 | | |
| 52 | Yes | Abernethy | 789 PARK RIDGE DR | CROZET | 22932 | \$434,700 | 10/16/2024 | Attached | 2,194 | Sold | 10 | 4 | | |
| 53 | Yes | Abernethy | 5967 CLING LN | CROZET | 22932 | \$435,730 | 12/30/2024 | Attached | 2,090 | Sold | 12 | 4 | | |
| 54 | Yes | Abernethy | 4006 VARICK ST | CHARLOTTEVILLE | 22901 | \$435,870 | 02/26/2024 | Attached | 1,890 | Sold | 8 | 3 | | |
| 55 | Yes | Abernethy | 4044 PURPLE FLORA BND | CHARLOTTEVILLE | 22911 | \$436,495 | 10/24/2024 | Attached | 1,731 | Sold | 10 | 4 | | |
| 56 | Yes | Abernethy | 5071 ORCHID BND | CHARLOTTEVILLE | 22911 | \$438,075 | 7/25/2024 | Attached | 1,741 | Sold | 12 | 4 | | |
| 57 | Yes | Abernethy | 6048 MCCOMB ST | CROZET | 22932 | \$438,500 | 7/25/2024 | Attached | 2,090 | Sold | 7 | 3 | | |
| 58 | Yes | Abernethy | 4954 LEXIE LN | CROZET | 22932 | \$438,630 | 11/19/2024 | Attached | 2,088 | Sold | 11 | 4 | | |
| 59 | Yes | Abernethy | 5089 ORCHID BND | CHARLOTTEVILLE | 22911 | \$441,127 | 11/25/2024 | Attached | 1,741 | Sold | 11 | 4 | | |
| 60 | Yes | Abernethy | 5044 ORCHID BND | CHARLOTTEVILLE | 22911 | \$441,270 | 7/24/2024 | Attached | 1,930 | Sold | 7 | 3 | | |
| 61 | Yes | Abernethy | 5067 ORCHID BND | CHARLOTTEVILLE | 22911 | \$441,480 | 11/14/2024 | Attached | 1,761 | Sold | 11 | 4 | | |
| 62 | Yes | Abernethy | 5048 ORCHID BND | CHARLOTTEVILLE | 22911 | \$442,720 | 7/25/2024 | Attached | 1,916 | Sold | 7 | 3 | | |
| 63 | Yes | Abernethy | 2085 LOCKWOOD DR | CHARLOTTEVILLE | 22911 | \$443,375 | 12/18/2024 | Attached | 1,741 | Sold | 12 | 4 | | |
| 64 | Yes | Abernethy | 4833 MERCER ST | CROZET | 22932 | \$443,730 | 02/2/2024 | Attached | 2,088 | Sold | 8 | 3 | | |
| 65 | Yes | Abernethy | 4034 PURPLE FLORA BND | CHARLOTTEVILLE | 22911 | \$444,000 | 11/12/2024 | Attached | 1,741 | Sold | 11 | 4 | | |
| 66 | Yes | Abernethy | 2081 LOCKWOOD DR | CHARLOTTEVILLE | 22911 | \$448,875 | 12/19/2024 | Attached | 1,741 | Sold | 12 | 4 | | |
| 67 | Yes | Abernethy | 1344 LACONIA LN | CHARLOTTEVILLE | 22911 | \$449,892 | 12/18/2024 | Attached | 2,298 | Sold | 12 | 4 | | |
| 68 | Yes | Abernethy | 791 PARK RIDGE DR | CROZET | 22932 | \$449,900 | 12/11/2024 | Attached | 2,194 | Sold | 12 | 4 | | |
| 69 | Yes | Abernethy | 5021 ORCHID BND | CHARLOTTEVILLE | 22911 | \$450,000 | 03/25/2024 | Attached | 1,730 | Sold | 8 | 3 | | |
| 70 | Yes | Abernethy | 4008 VARICK ST | CHARLOTTEVILLE | 22901 | \$450,108 | 02/26/2024 | Attached | 1,890 | Sold | 8 | 3 | | |
| 71 | Yes | Abernethy | 2840 SWEETBAY ST | CHARLOTTEVILLE | 22902 | \$450,500 | 01/13/2024 | Attached | 1,894 | Sold | 8 | 3 | | |
| 72 | Yes | Abernethy | 5023 ORCHID BND | CHARLOTTEVILLE | 22911 | \$451,665 | 03/3/2024 | Attached | 1,694 | Sold | 8 | 3 | | |
| 73 | Yes | Louis | 290 BAYBERRY LN | ZION CROSSEPROADS | 22942 | \$452,000 | 10/7/2024 | Attached | 2,275 | Sold | 10 | 4 | | |
| 74 | Yes | Abernethy | 1276 LACONIA LN | CHARLOTTEVILLE | 22911 | \$452,487 | 7/25/2024 | Attached | 2,298 | Sold | 7 | 3 | | |
| 75 | Yes | Abernethy | 9040 ORCHID BND | CHARLOTTEVILLE | 22911 | \$453,135 | 7/23/2024 | Attached | 1,908 | Sold | 7 | 3 | | |
| 76 | Yes | Abernethy | 781 PARK RIDGE DR | CROZET | 22932 | \$453,763 | 10/28/2024 | Attached | 2,194 | Sold | 10 | 4 | | |
| 77 | Yes | Abernethy | 4004 VARICK ST | CHARLOTTEVILLE | 22901 | \$455,694 | 02/1/2024 | Attached | 1,890 | Sold | 8 | 3 | | |
| 78 | Yes | Abernethy | 4008 PURPLE FLORA BND | CHARLOTTEVILLE | 22911 | \$456,025 | 01/15/2024 | Attached | 2,255 | Sold | 8 | 3 | | |
| 79 | Yes | Abernethy | 2844 SWEETBAY ST | CHARLOTTEVILLE | 22902 | \$462,250 | 05/20/2024 | Attached | 1,894 | Sold | 7 | 3 | | |
| 80 | Yes | Abernethy | 777 PARK RIDGE DR | CROZET | 22932 | \$463,802 | 10/31/2024 | Attached | 2,194 | Sold | 10 | 4 | | |
| 81 | Yes | Abernethy | 1282 LACONIA LN | CHARLOTTEVILLE | 22911 | \$465,395 | 05/20/2024 | Attached | 2,298 | Sold | 8 | 3 | | |
| 82 | Yes | Abernethy | 2848 SWEETBAY ST | CHARLOTTEVILLE | 22902 | \$466,650 | 10/25/2024 | Attached | 1,894 | Sold | 10 | 4 | | |
| 83 | Yes | Abernethy | 1272 LACONIA LN | CHARLOTTEVILLE | 22911 | \$467,069 | 7/18/2024 | Attached | 2,298 | Sold | 7 | 3 | | |
| 84 | Yes | Abernethy | 1314 LACONIA LN | CHARLOTTEVILLE | 22911 | \$467,076 | 11/4/2024 | Attached | 2,298 | Sold | 11 | 4 | | |
| 85 | Yes | Abernethy | 1288 LACONIA LN | CHARLOTTEVILLE | 22911 | \$467,976 | 02/02/2024 | Attached | 2,298 | Sold | 8 | 3 | | |
| 86 | Yes | Abernethy | 4032 PURPLE FLORA BND | CHARLOTTEVILLE | 22911 | \$469,540 | 11/4/2024 | Attached | 1,731 | Sold | 11 | 4 | | |
| 87 | Yes | Abernethy | 787 PARK RIDGE DR | CROZET | 22932 | \$469,900 | 12/30/2024 | Attached | 2,211 | Sold | 12 | 4 | | |
| 88 | Yes | Abernethy | 3223 HORIZON RD | CHARLOTTEVILLE | 22902 | \$470,000 | 12/8/2024 | Attached | 2,308 | Sold | 12 | 4 | | |
| 89 | Yes | Abernethy | 775 PARK RIDGE DR | CROZET | 22932 | \$470,759 | 11/18/2024 | Attached | 2,211 | Sold | 11 | 4 | | |
| 90 | Yes | Abernethy | 5025 ORCHID BND | CHARLOTTEVILLE | 22911 | \$470,885 | 05/20/2024 | Attached | 2,283 | Sold | 8 | 3 | | |
| 91 | Yes | Abernethy | 1328 LACONIA LN | CHARLOTTEVILLE | 22911 | \$471,911 | 11/26/2024 | Attached | 2,338 | Sold | 11 | 4 | | |
| 92 | Yes | Abernethy | 1382 LACONIA LN | CHARLOTTEVILLE | 22911 | \$472,748 | 12/23/2024 | Attached | 2,298 | Sold | 12 | 4 | | |
| 93 | Yes | Abernethy | 5052 ORCHID BND | CHARLOTTEVILLE | 22911 | \$473,185 | 08/20/2024 | Attached | 2,250 | Sold | 8 | 3 | | |
| 94 | Yes | Abernethy | 3211 HORIZON RD | CHARLOTTEVILLE | 22902 | \$474,900 | 7/28/2024 | Attached | 2,308 | Sold | 7 | 3 | | |
| 95 | Yes | Abernethy | 1312 LACONIA LN | CHARLOTTEVILLE | 22911 | \$476,000 | 10/31/2024 | Attached | 2,298 | Sold | 10 | 4 | | |
| 96 | Yes | Abernethy | 3299 HORIZON RD | | | | | | | | | | | |

| | | | | | | | | | | | | |
|-----|--------|-----------|-------------------|-----------------|--------------|-----------|----------------------|---------------|-------|------|----|---|
| 97 | Yes | Abemarle | 1318 LACONIA LN | CHARLOTTEVILLE | 22911 | \$484,552 | 10/31/2024 | Attached | 2,338 | Sold | 10 | 4 |
| 98 | Yes | Abemarle | 1615 KOCH CT | CHARLOTTEVILLE | 22911 | \$484,625 | 02/4/2024 | Attached | 2,221 | Sold | 5 | 3 |
| 99 | Yes | Abemarle | 3207 HORIZON RD | CHARLOTTEVILLE | 22902 | \$485,000 | 12/10/2024 | Attached | 2,306 | Sold | 12 | 4 |
| 100 | Yes | Abemarle | 5175 GOLF DR | CROZET | 22932 | \$486,752 | 01/17/2024 | Attached | 2,140 | Sold | 5 | 3 |
| 101 | Yes | Abemarle | 2448 SWEETSAY ST | CHARLOTTEVILLE | 22902 | \$487,000 | 7/31/2024 | Attached | 1,917 | Sold | 7 | 3 |
| 102 | Yes | Abemarle | 1290 LACONIA LN | CHARLOTTEVILLE | 22911 | \$488,155 | 02/2/2024 | Attached | 2,298 | Sold | 8 | 3 |
| 103 | Yes | Abemarle | 940 ORION LN | CROZET | 22932 | \$490,762 | 7/12/2024 | Attached | 2,140 | Sold | 7 | 3 |
| 104 | Yes | Abemarle | 2030 MEYERS WAY | CROZET | 22932 | \$491,105 | 01/2/2024 | Attached | 2,290 | Sold | 8 | 3 |
| 105 | Yes | Abemarle | 793 PARK RIDGE DR | CROZET | 22932 | \$494,259 | 12/9/2024 | Attached | 2,211 | Sold | 12 | 4 |
| 106 | Yes | Abemarle | 799 PARK RIDGE DR | CROZET | 22932 | \$494,633 | 12/12/2024 | Attached | 2,211 | Sold | 12 | 4 |
| 107 | Yes | Abemarle | 5172 GOLF DR | CROZET | 22932 | \$494,981 | 02/2/2024 | Attached | 2,140 | Sold | 8 | 3 |
| 108 | Yes | Abemarle | 5174 GOLF DR | CROZET | 22932 | \$495,095 | 02/2/2024 | Attached | 2,140 | Sold | 8 | 3 |
| 109 | Yes | Abemarle | 3219 HORIZON RD | CHARLOTTEVILLE | 22902 | \$495,000 | 10/16/2024 | Attached | 2,306 | Sold | 10 | 4 |
| 110 | Yes | Louisa | 358 BAYBERRY LN | ZION CROSSROADS | 22942 | \$496,559 | 11/26/2024 | Attached | 2,117 | Sold | 11 | 4 |
| 111 | Yes | Abemarle | 1306 LACONIA LN | CHARLOTTEVILLE | 22911 | \$496,631 | 10/15/2024 | Attached | 2,298 | Sold | 10 | 4 |
| 112 | Yes | Abemarle | 1270 LACONIA LN | CHARLOTTEVILLE | 22911 | \$496,894 | 7/31/2024 | Attached | 2,298 | Sold | 7 | 3 |
| 113 | Yes | Abemarle | 2014 MEYERS WAY | CROZET | 22932 | \$497,630 | 7/15/2024 | Attached | 2,288 | Sold | 7 | 3 |
| 114 | Yes | Louisa | 354 BAYBERRY LN | ZION CROSSROADS | 22942 | \$498,897 | 12/17/2024 | Attached | 2,117 | Sold | 12 | 4 |
| 115 | Yes | Abemarle | 2044 MEYERS WAY | CROZET | 22932 | \$499,596 | 02/9/2024 | Attached | 2,274 | Sold | 8 | 3 |
| 116 | Yes | Abemarle | 1310 LACONIA LN | CHARLOTTEVILLE | 22911 | \$499,606 | 10/24/2024 | Attached | 2,298 | Sold | 10 | 4 |
| 117 | Yes | Abemarle | 1284 LACONIA LN | CHARLOTTEVILLE | 22911 | \$503,377 | 01/3/2024 | Attached | 2,298 | Sold | 8 | 3 |
| 118 | Yes | Abemarle | 751 PARK RIDGE DR | CROZET | 22932 | \$503,434 | 10/25/2024 | Attached | 2,515 | Sold | 10 | 4 |
| 119 | Yes | Abemarle | 1627 KOCH CT | CHARLOTTEVILLE | 22911 | \$505,085 | 7/16/2024 | Attached | 2,221 | Sold | 7 | 3 |
| 120 | Yes | Abemarle | 9029 ORCHD BND | CHARLOTTEVILLE | 22911 | \$505,885 | 07/20/24 | Attached | 1,983 | Sold | 8 | 3 |
| 121 | Yes | Abemarle | 3532 ROWCROSS ST | CROZET | 22932 | \$507,000 | 10/30/2024 | Attached | 2,112 | Sold | 10 | 4 |
| 122 | Yes | Abemarle | 1334 LACONIA LN | CHARLOTTEVILLE | 22911 | \$509,000 | 12/20/2024 | Attached | 2,656 | Sold | 12 | 4 |
| 123 | Yes | Abemarle | 2020 MEYERS WAY | CROZET | 22932 | \$510,000 | 7/16/2024 | Attached | 2,206 | Sold | 7 | 3 |
| 124 | Yes | Abemarle | 1278 LACONIA LN | CHARLOTTEVILLE | 22911 | \$512,472 | 01/15/2024 | Attached | 2,298 | Sold | 8 | 3 |
| 125 | Yes | Abemarle | 1608 KOCH CT | CHARLOTTEVILLE | 22911 | \$515,000 | 08/02/24 | Attached | 2,221 | Sold | 8 | 3 |
| 126 | Yes | Abemarle | 3528 ROWCROSS ST | CROZET | 22932 | \$515,000 | 12/16/2024 | Attached | 2,140 | Sold | 12 | 4 |
| 127 | Yes | Abemarle | 3221 HORIZON RD | CHARLOTTEVILLE | 22902 | \$515,363 | 10/1/2024 | Attached | 2,306 | Sold | 10 | 4 |
| 128 | Yes | Abemarle | 1629 KOCH CT | CHARLOTTEVILLE | 22911 | \$516,365 | 7/18/2024 | Attached | 2,221 | Sold | 7 | 3 |
| 129 | Yes | Abemarle | 2060 MEYERS WAY | CROZET | 22932 | \$517,400 | 7/3/2024 | Attached | 2,290 | Sold | 7 | 3 |
| 130 | Yes | Abemarle | 9057 ORCHD BND | CHARLOTTEVILLE | 22911 | \$517,425 | 7/12/2024 | Attached | 2,140 | Sold | 7 | 3 |
| 131 | Yes | Abemarle | 2088 LOCKWOOD DR | CHARLOTTEVILLE | 22911 | \$518,000 | 12/26/2024 | Attached | 2,075 | Sold | 12 | 4 |
| 132 | Yes | Abemarle | 805 PARK RIDGE DR | CROZET | 22932 | \$519,791 | 12/17/2024 | Attached | 2,211 | Sold | 12 | 4 |
| 133 | Yes | Abemarle | 2033 MEYERS WAY | CROZET | 22932 | \$522,400 | 7/9/2024 | Attached | 2,433 | Sold | 7 | 3 |
| 134 | Yes | Abemarle | 1625 KOCH CT | CHARLOTTEVILLE | 22911 | \$523,262 | 7/18/2024 | Attached | 2,321 | Sold | 7 | 3 |
| 135 | Yes | Abemarle | 1277 LACONIA LN | CHARLOTTEVILLE | 22911 | \$524,240 | 12/9/2024 | Attached | 2,238 | Sold | 10 | 4 |
| 136 | Yes | Abemarle | 1613 KOCH CT | CHARLOTTEVILLE | 22911 | \$525,875 | 02/7/2024 | Attached | 2,221 | Sold | 5 | 3 |
| 137 | Yes | Abemarle | 5176 GOLF DR | CROZET | 22932 | \$526,807 | 05/2/2024 | Attached | 2,140 | Sold | 5 | 3 |
| 138 | Yes | Abemarle | 1623 KOCH CT | CHARLOTTEVILLE | 22911 | \$527,205 | 7/18/2024 | Attached | 2,221 | Sold | 7 | 3 |
| 139 | Yes | Abemarle | 1308 LACONIA LN | CHARLOTTEVILLE | 22911 | \$527,896 | 10/25/2024 | Attached | 2,656 | Sold | 10 | 4 |
| 140 | Yes | Louisa | 455 BAYBERRY LN | ZION CROSSROADS | 22942 | \$529,640 | 03/20/24 | Attached | 2,342 | Sold | 5 | 3 |
| 141 | Yes | Abemarle | 5170 GOLF DR | CROZET | 22932 | \$529,800 | 12/17/2024 | Attached | 2,140 | Sold | 12 | 4 |
| 142 | Yes | Abemarle | 1617 KOCH CT | CHARLOTTEVILLE | 22911 | \$529,945 | 02/6/2024 | Attached | 2,221 | Sold | 5 | 3 |
| 143 | Yes | Abemarle | 2046 MEYERS WAY | CROZET | 22932 | \$532,113 | 7/15/2024 | Attached | 1,915 | Sold | 7 | 3 |
| 144 | Yes | Abemarle | 5073 ORCHD BND | CHARLOTTEVILLE | 22911 | \$535,000 | 11/22/2024 | Attached | 2,081 | Sold | 11 | 4 |
| 145 | Yes | Abemarle | 3213 HORIZON RD | CHARLOTTEVILLE | 22902 | \$536,744 | 7/22/2024 | Attached | 2,306 | Sold | 7 | 3 |
| 146 | Yes | Abemarle | 1605 KOCH CT | CHARLOTTEVILLE | 22911 | \$538,850 | 10/15/2024 | Attached | 2,321 | Sold | 10 | 4 |
| 147 | Yes | Abemarle | 1274 LACONIA LN | CHARLOTTEVILLE | 22911 | \$542,062 | 7/3/2024 | Attached | 2,656 | Sold | 7 | 3 |
| 148 | Yes | Abemarle | 2025 MEYERS WAY | CROZET | 22932 | \$543,000 | 12/16/2024 | Attached | 2,445 | Sold | 12 | 4 |
| 149 | Yes | Abemarle | 3225 HORIZON RD | CHARLOTTEVILLE | 22902 | \$547,306 | 10/22/2024 | Attached | 2,306 | Sold | 10 | 4 |
| 150 | Yes | Abemarle | 3536 ROWCROSS ST | CROZET | 22932 | \$554,500 | 11/8/2024 | Attached | 2,140 | Sold | 11 | 4 |
| 151 | Yes | Abemarle | 1316 LACONIA LN | CHARLOTTEVILLE | 22911 | \$561,134 | 11/2/2024 | Attached | 2,656 | Sold | 11 | 4 |
| 152 | Yes | Abemarle | 2023 MEYERS WAY | CROZET | 22932 | \$561,000 | 10/15/2024 | Attached | 2,423 | Sold | 10 | 4 |
| 153 | Yes | Abemarle | 1286 LACONIA LN | CHARLOTTEVILLE | 22911 | \$560,639 | 12/16/2024 | Attached | 2,682 | Sold | 12 | 4 |
| 154 | Yes | Abemarle | 1313 LACONIA LN | CHARLOTTEVILLE | 22911 | \$563,847 | 02/2/2024 | Attached | 2,117 | Sold | 8 | 3 |
| 155 | Yes | Abemarle | 1288 LACONIA LN | CHARLOTTEVILLE | 22911 | \$564,582 | 02/2/2024 | Attached | 2,656 | Sold | 8 | 3 |
| 156 | Yes | Abemarle | 1604 KOCH CT | CHARLOTTEVILLE | 22911 | \$569,420 | 08/02/24 | Attached | 2,321 | Sold | 8 | 3 |
| 157 | Yes | Abemarle | 1602 KOCH CT | CHARLOTTEVILLE | 22911 | \$569,500 | 08/02/24 | Attached | 2,221 | Sold | 8 | 3 |
| 158 | Yes | Abemarle | 1360 LACONIA LN | CHARLOTTEVILLE | 22911 | \$570,883 | 12/19/2024 | Attached | 2,656 | Sold | 12 | 4 |
| 159 | Yes | Abemarle | 1336 LACONIA LN | CHARLOTTEVILLE | 22911 | \$573,073 | 11/26/2024 | Attached | 2,298 | Sold | 11 | 4 |
| 160 | Yes | Abemarle | 1654 KOCH CT | CHARLOTTEVILLE | 22911 | \$574,030 | 01/6/2024 | Attached | 2,321 | Sold | 8 | 3 |
| 161 | Yes | Abemarle | 1294 LACONIA LN | CHARLOTTEVILLE | 22911 | \$574,848 | 11/15/2024 | Attached | 2,656 | Sold | 11 | 4 |
| 162 | Yes | Abemarle | 942 ORION LN | CROZET | 22932 | \$574,900 | 7/30/2024 | Attached | 2,140 | Sold | 7 | 3 |
| 163 | Yes | Abemarle | 1607 KOCH CT | CHARLOTTEVILLE | 22911 | \$579,800 | 10/7/2024 | Attached | 2,321 | Sold | 10 | 4 |
| 164 | Yes | Abemarle | 1603 KOCH CT | CHARLOTTEVILLE | 22911 | \$581,925 | 10/16/2024 | Attached | 2,321 | Sold | 10 | 4 |
| 165 | Yes | Louisa | 425 BAYBERRY LN | ZION CROSSROADS | 22942 | \$584,198 | 11/25/2024 | Attached | 2,117 | Sold | 11 | 4 |
| 166 | Yes | Abemarle | 1608 KOCH CT | CHARLOTTEVILLE | 22911 | \$585,365 | 08/02/24 | Attached | 2,221 | Sold | 8 | 3 |
| 167 | Yes | Abemarle | 1275 LACONIA LN | CHARLOTTEVILLE | 22911 | \$597,680 | 01/6/2024 | Attached | 2,238 | Sold | 8 | 3 |
| 168 | Yes | Abemarle | 2063 MEYERS WAY | CROZET | 22932 | \$599,960 | 01/6/2024 | Attached | 2,117 | Sold | 8 | 3 |
| 169 | Yes | Abemarle | 1315 LACONIA LN | CHARLOTTEVILLE | 22911 | \$606,299 | 02/7/2024 | Attached | 2,117 | Sold | 8 | 3 |
| 170 | Yes | Louisa | 421 BAYBERRY LN | ZION CROSSROADS | 22942 | \$606,934 | 11/26/2024 | Attached | 2,573 | Sold | 11 | 4 |
| 171 | Yes | Abemarle | 1279 LACONIA LN | CHARLOTTEVILLE | 22911 | \$609,740 | 7/15/2024 | Attached | 2,238 | Sold | 7 | 3 |
| 172 | Yes | Abemarle | 1317 LACONIA LN | CHARLOTTEVILLE | 22911 | \$630,290 | 02/8/2024 | Attached | 2,222 | Sold | 8 | 3 |
| 173 | Yes | Abemarle | 1287 LACONIA LN | CHARLOTTEVILLE | 22911 | \$633,550 | 7/15/2024 | Attached | 2,238 | Sold | 7 | 3 |
| 174 | Yes | Abemarle | 3500 ROWCROSS ST | CROZET | 22932 | \$639,730 | 10/3/2024 | Attached | 2,485 | Sold | 10 | 4 |
| 175 | Yes | Abemarle | 1293 LACONIA LN | CHARLOTTEVILLE | 22911 | \$651,451 | 7/25/2024 | Attached | 2,222 | Sold | 7 | 3 |
| 176 | Yes | Abemarle | 2043 MEYERS WAY | CROZET | 22932 | \$672,602 | 01/6/2024 | Attached | 2,117 | Sold | 8 | 3 |
| 177 | Yes | Abemarle | 2045 MEYERS WAY | CROZET | 22932 | \$674,400 | 03/9/2024 | Attached | 2,842 | Sold | 8 | 3 |
| 178 | Yes | Abemarle | 1311 LACONIA LN | CHARLOTTEVILLE | 22911 | \$678,426 | 02/3/2024 | Attached | 2,222 | Sold | 8 | 3 |
| 179 | Yes | Abemarle | 2049 MEYERS WAY | CROZET | 22932 | \$685,240 | 02/3/2024 | Attached | 2,844 | Sold | 8 | 3 |
| 180 | Yes | Abemarle | 3514 ROWCROSS ST | CROZET | 22932 | \$686,598 | 01/6/2024 | Attached | 2,485 | Sold | 8 | 3 |
| 181 | Yes | Abemarle | 1335 LACONIA LN | CHARLOTTEVILLE | 22911 | \$690,582 | 11/4/2024 | Attached | 2,117 | Sold | 11 | 4 |
| 182 | Yes | Abemarle | 3518 ROWCROSS ST | CROZET | 22932 | \$697,418 | 01/20/24 | Attached | 2,485 | Sold | 8 | 3 |
| 183 | Yes | Abemarle | 3502 ROWCROSS ST | CROZET | 22932 | \$733,560 | 10/31/2024 | Attached | 2,485 | Sold | 10 | 4 |
| 184 | Yes | Abemarle | 3510 ROWCROSS ST | CROZET | 22932 | \$747,246 | 10/16/2024 | Attached | 2,783 | Sold | 10 | 4 |
| 185 | Yes | Charlotte | 1315 PRN PARK LN | CHARLOTTEVILLE | 22961 | \$765,000 | 10/25/2024 | Attached | 2,830 | Sold | 10 | 4 |
| 186 | Yes | Abemarle | 3504 ROWCROSS ST | CROZET | 22932 | \$830,573 | 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 Com | County | Address | City | Zip | Price | Closed Date | Property / Fin SF | Status | Month | So | Quarter | Yr |
|---------|--------|--------------------------------------|-----------------|-------|-----------|-------------|-------------------|------------------|-------|----|---------|----|
| 1 | No | Nelson 397 DRUMHELLER LN | SHIPMAN | 22971 | \$42,000 | 8/30/2024 | Detached | 1,548 Sold | 8 | 2 | 3 | |
| 2 | No | Nelson 2198 SALEM RD | SCHUYLER | 22969 | \$63,000 | 8/8/2024 | Detached | 966 Sold | 8 | 2 | 3 | |
| 3 | No | Fuquay 1987 STAGE JUNCTION RD | COLUMBIA | 23038 | \$60,000 | 7/30/2024 | Detached | 1,274 Sold - Cor | 7 | 3 | 3 | |
| 4 | No | Nelson 234 TYE BROOK HWY | PINEY RIVER | 23064 | \$65,100 | 12/18/2024 | Detached | 988 Sold | 12 | 4 | 4 | |
| 5 | No | Fuquay 2151 SE STAGE JUNCTION RD | COLUMBIA | 23038 | \$62,000 | 8/15/2024 | Detached | 816 Sold | 8 | 3 | 3 | |
| 6 | No | Greene 1333 DUNN'S SHOP RD | RUCKERSVILLE | 22988 | \$63,000 | 8/12/2024 | Detached | 732 Sold | 8 | 3 | 3 | |
| 7 | No | Fuquay 3481 ZION RD | TROY | 22974 | \$105,000 | 7/18/2024 | Detached | 848 Sold | 7 | 3 | 3 | |
| 8 | No | Greene 3390 BACON HOLLOW RD | DYKE | 22836 | \$110,000 | 10/7/2024 | Detached | 1,980 Sold | 10 | 4 | 4 | |
| 9 | No | Louis 1521 OLD APPLE GROVE RD | MINERAL | 23117 | \$110,000 | 7/29/2024 | Detached | 905 Sold | 7 | 3 | 3 | |
| 10 | No | Abernethy 5548 THREE NOTCH RD | CROZET | 22922 | \$112,000 | 7/18/2024 | Detached | 1,152 Sold | 7 | 3 | 3 | |
| 11 | No | Abernethy 1802 ASHTON CHURCH RD | CHARLOTTESVILLE | 22911 | \$113,000 | 10/23/2024 | Detached | 1,318 Sold | 10 | 4 | 4 | |
| 12 | No | Abernethy 1913 CRAIGS STORE RD | AFTON | 22920 | \$128,000 | 12/18/2024 | Detached | 2,048 Sold | 12 | 4 | 4 | |
| 13 | No | Louis 911 BYBEE RD | TROY | 22974 | \$145,000 | 9/25/2024 | Detached | 788 Sold | 8 | 3 | 3 | |
| 14 | No | Abernethy 1055 HACKTOWN RD | KESWICK | 22847 | \$145,477 | 8/13/2024 | Detached | 1,128 Sold | 8 | 3 | 3 | |
| 15 | No | Louis 103 SOUTH ST | LOUISA | 23063 | \$150,000 | 7/23/2024 | Detached | 562 Sold | 7 | 3 | 3 | |
| 16 | No | Fuquay 1933 W RIVER RD | SCOTTSVILLE | 24580 | \$161,500 | 10/10/2024 | Detached | 808 Sold | 10 | 4 | 4 | |
| 17 | No | Greene 134 CRAWFORDS RD | DYKE | 22935 | \$165,000 | 10/10/2024 | Detached | 1,350 Sold | 10 | 4 | 4 | |
| 18 | No | Louis 23 GREENWOOD DR | LOUISA | 23063 | \$165,000 | 12/10/2024 | Detached | 1,322 Sold | 12 | 4 | 4 | |
| 19 | No | Nelson 244 DUTCH CREEK LN | SHIPMAN | 22971 | \$168,000 | 8/11/2024 | Detached | 940 Sold | 8 | 3 | 3 | |
| 20 | No | Greene 178 GHOST RDG | STANARDSVILLE | 22973 | \$165,000 | 7/22/2024 | Detached | 872 Sold | 7 | 3 | 3 | |
| 21 | No | Greene 2057 SHUFFLETT RD | FREE UNION | 22940 | \$175,000 | 10/1/2024 | Detached | 2,658 Sold | 10 | 4 | 4 | |
| 22 | No | Greene 120 ALBANO RD | BARBOURSVILLE | 22923 | \$180,000 | 8/29/2024 | Detached | 998 Sold | 8 | 3 | 3 | |
| 23 | No | Fuquay 1744 HARDWARE RD | SCOTTSVILLE | 24580 | \$182,500 | 8/7/2024 | Detached | 1,008 Sold | 8 | 3 | 3 | |
| 24 | No | Nelson 6975 ROCKFISH RIVER RD | SCHUYLER | 22969 | \$190,000 | 10/2/2024 | Detached | 1,516 Sold | 10 | 4 | 4 | |
| 25 | No | Fuquay 11 BEDMONT LN | PALMYRA | 22963 | \$195,000 | 12/12/2024 | Detached | 1,460 Sold | 12 | 4 | 4 | |
| 26 | No | Fuquay 5355 JAMES MADISON HWY | FORK UNION | 23055 | \$200,000 | 12/23/2024 | Detached | 1,794 Sold | 12 | 4 | 4 | |
| 27 | No | Nelson 822 FRONT ST | LOVINGSTON | 22949 | \$200,000 | 7/28/2024 | Detached | 5,725 Sold | 7 | 3 | 3 | |
| 28 | No | Fuquay 488 BREMO RD | BREMO BLUFF | 23022 | \$201,000 | 7/29/2024 | Detached | 1,378 Sold | 7 | 3 | 3 | |
| 29 | No | Fuquay 4749 HADEN MARTIN RD | PALMYRA | 22963 | \$205,000 | 8/6/2024 | Detached | 1,050 Sold | 8 | 3 | 3 | |
| 30 | No | Greene 283 GHOST RDG | STANARDSVILLE | 22973 | \$206,000 | 11/25/2024 | Detached | 600 Sold | 11 | 4 | 4 | |
| 31 | No | Nelson 921 TYE RIVER RD | ARRINGTON | 22922 | \$210,000 | 9/27/2024 | Detached | 1,255 Sold | 9 | 3 | 3 | |
| 32 | No | Charlottesville 1435 E HIGH ST | CHARLOTTESVILLE | 22902 | \$210,000 | 12/18/2024 | Detached | 848 Sold | 12 | 4 | 4 | |
| 33 | No | Abernethy 874 P AND D DR | KESWICK | 22847 | \$210,000 | 12/12/2024 | Detached | 1,200 Sold | 12 | 4 | 4 | |
| 34 | No | Greene 1990 WESTWOOD RD | STANARDSVILLE | 22973 | \$210,000 | 7/18/2024 | Detached | 1,334 Sold | 7 | 3 | 3 | |
| 35 | No | Greene 148 EARTH WAY DR | STANARDSVILLE | 22973 | \$210,000 | 9/4/2024 | Detached | 2,064 Sold | 9 | 3 | 3 | |
| 36 | No | Abernethy 5977 BUFFALO RIVER RD | EARLYSVILLE | 22936 | \$212,500 | 10/16/2024 | Detached | 2,240 Sold | 10 | 4 | 4 | |
| 37 | No | Abernethy 4205 EARLYSVILLE RD | EARLYSVILLE | 22936 | \$215,000 | 7/8/2024 | Detached | 1,532 Sold | 7 | 3 | 3 | |
| 38 | No | Abernethy 2532 BLACKBERRY RD | AFTON | 22920 | \$220,000 | 8/14/2024 | Detached | 1,377 Sold - Cor | 8 | 3 | 3 | |
| 39 | No | Charlottesville 878 RIDGE ST | CHARLOTTESVILLE | 22902 | \$220,000 | 10/18/2024 | Detached | 1,552 Sold | 10 | 4 | 4 | |
| 40 | No | Nelson 7548 LAUREL RD | SHIPMAN | 22971 | \$220,000 | 12/17/2024 | Detached | 1,289 Sold | 12 | 4 | 4 | |
| 41 | No | Greene 291 JUDGES RD | STANARDSVILLE | 22973 | \$225,000 | 8/19/2024 | Detached | 1,198 Sold | 8 | 3 | 3 | |
| 42 | No | Louis 1808 GARDENERS RD | MINERAL | 23117 | \$227,800 | 9/19/2024 | Detached | 1,248 Sold | 9 | 3 | 3 | |
| 43 | No | Fuquay 6 ROCKWOOD LN | PALMYRA | 22963 | \$235,000 | 11/12/2024 | Detached | 1,008 Sold | 11 | 4 | 4 | |
| 44 | No | Abernethy 3580 GREEN CREEK RD | SCHUYLER | 22969 | \$235,000 | 11/15/2024 | Detached | 980 Sold | 11 | 4 | 4 | |
| 45 | No | Louis 11 SACRED HEART AVE | MINERAL | 23117 | \$239,700 | 8/30/2024 | Detached | 936 Sold | 8 | 3 | 3 | |
| 46 | No | Charlottesville 908 HENRY AVE | CHARLOTTESVILLE | 22903 | \$240,000 | 7/1/2024 | Detached | 988 Sold - Cor | 7 | 3 | 3 | |
| 47 | No | Fuquay 1 INLET CIR | PALMYRA | 22963 | \$240,000 | 8/7/2024 | Detached | 912 Sold | 8 | 3 | 3 | |
| 48 | No | Fuquay 407 GLENNARVON DR | BREMO BLUFF | 23022 | \$242,000 | 9/30/2024 | Detached | 960 Sold | 9 | 3 | 3 | |
| 49 | No | Fuquay 53 SMITH LN | BREMO BLUFF | 23022 | \$242,350 | 7/23/2024 | Detached | 1,241 Sold | 7 | 3 | 3 | |
| 50 | No | Abernethy 922 NOTTINGHAM RD | CHARLOTTESVILLE | 22901 | \$250,000 | 12/23/2024 | Detached | 2,338 Sold - Cor | 12 | 4 | 4 | |
| 51 | No | Charlottesville 884 RIDGE ST | CHARLOTTESVILLE | 22902 | \$250,000 | 10/11/2024 | Detached | 1,800 Sold | 10 | 4 | 4 | |
| 52 | No | Fuquay 988 EAST RIVER RD | FORK UNION | 23055 | \$250,000 | 7/3/2024 | Detached | 1,090 Sold | 7 | 3 | 3 | |
| 53 | No | Fuquay 13 STONEFIELD RD | PALMYRA | 22963 | \$250,000 | 8/30/2024 | Detached | 1,198 Sold | 8 | 3 | 3 | |
| 54 | No | Greene 1973 SWIFT RUN RD | RUCKERSVILLE | 22968 | \$250,000 | 8/28/2024 | Detached | 2,018 Sold | 8 | 3 | 3 | |
| 55 | No | Abernethy 3092 STONY POINT RD | CHARLOTTESVILLE | 22911 | \$250,100 | 12/3/2024 | Detached | 1,296 Sold - Cor | 12 | 4 | 4 | |
| 56 | No | Greene 773 BARNHORN LN | STANARDSVILLE | 22973 | \$252,000 | 10/28/2024 | Detached | 1,077 Sold | 10 | 4 | 4 | |
| 57 | No | Fuquay 230 FLUCCO LN | SCOTTSVILLE | 24580 | \$255,000 | 12/20/2024 | Detached | 980 Sold | 12 | 4 | 4 | |
| 58 | No | Fuquay 20 KOWA LN | PALMYRA | 22963 | \$260,000 | 8/13/2024 | Detached | 1,240 Sold | 8 | 3 | 3 | |
| 59 | No | Nelson 1029 ROCKFISH CROSSING | SCHUYLER | 22969 | \$260,000 | 7/31/2024 | Detached | 1,584 Sold | 7 | 3 | 3 | |
| 60 | No | Louis 909 VIRGINIA AVE | MINERAL | 23117 | \$263,800 | 10/10/2024 | Detached | 1,040 Sold | 10 | 4 | 4 | |
| 61 | No | Fuquay 26 ENGLEWOOD DR | PALMYRA | 22963 | \$265,000 | 7/12/2024 | Detached | 1,200 Sold | 7 | 3 | 3 | |
| 62 | No | Fuquay 3188 LONG ACRES RD | PALMYRA | 22963 | \$265,000 | 8/28/2024 | Detached | 1,032 Sold | 8 | 3 | 3 | |
| 63 | No | Greene 185 PORTER PI | BARBOURSVILLE | 22923 | \$269,500 | 8/28/2024 | Detached | 980 Sold | 8 | 3 | 3 | |
| 64 | No | Nelson 2590 PHOENIX RD | ARRINGTON | 22922 | \$269,900 | 8/19/2024 | Detached | 1,388 Sold | 8 | 3 | 3 | |
| 65 | No | Fuquay 139 DOGWOOD DR | KENTS STORE | 23064 | \$270,000 | 8/19/2024 | Detached | 1,152 Sold | 8 | 3 | 3 | |
| 66 | No | Fuquay 435 THE CROSS RD | SCOTTSVILLE | 24580 | \$271,700 | 8/21/2024 | Detached | 1,185 Sold | 8 | 3 | 3 | |
| 67 | No | Louis 21 ZION CT | GORDONSVILLE | 22942 | \$274,500 | 8/19/2024 | Detached | 1,848 Sold | 8 | 3 | 3 | |
| 68 | No | Abernethy 9486 OLD GREEN MOUNTAIN RD | ESMONT | 22937 | \$275,000 | 7/2/2024 | Detached | 1,748 Sold | 7 | 3 | 3 | |
| 69 | No | Louis 328 THACKER RD | MINERAL | 23117 | \$275,000 | 9/30/2024 | Detached | 1,188 Sold | 9 | 3 | 3 | |
| 70 | No | Fuquay 90 RIVERSIDE DR | PALMYRA | 22963 | \$275,000 | 9/20/2024 | Detached | 1,304 Sold | 9 | 3 | 3 | |
| 71 | No | Fuquay 47 JEFFERSON DR | PALMYRA | 22963 | \$275,000 | 9/20/2024 | Detached | 1,212 Sold | 9 | 3 | 3 | |
| 72 | No | Nelson 4925 CROFTREE FALLS HWY | TYRO | 22976 | \$276,000 | 12/16/2024 | Detached | 790 Sold | 12 | 4 | 4 | |
| 73 | No | Charlottesville 923 NASSAU ST | CHARLOTTESVILLE | 22902 | \$278,000 | 7/28/2024 | Detached | 960 Sold | 7 | 3 | 3 | |
| 74 | No | Greene 95 HEIGHTS HILL RD | BARBOURSVILLE | 22923 | \$280,000 | 12/17/2024 | Detached | 1,312 Sold | 12 | 4 | 4 | |
| 75 | No | Abernethy 480 VALLEY ST | SCOTTSVILLE | 24580 | \$280,000 | 12/23/2024 | Detached | 1,088 Sold | 12 | 4 | 4 | |
| 76 | No | Greene 81 PENDLETON WAY | STANARDSVILLE | 22973 | \$280,000 | 10/23/2024 | Detached | 1,100 Sold | 10 | 4 | 4 | |
| 77 | No | Greene 60 SUNSET CIR | STANARDSVILLE | 22973 | \$280,000 | 11/5/2024 | Detached | 1,080 Sold | 11 | 4 | 4 | |
| 78 | No | Charlottesville 1012 HOLMES AVE | CHARLOTTESVILLE | 22901 | \$282,000 | 12/12/2024 | Detached | 962 Sold | 12 | 4 | 4 | |
| 79 | No | Fuquay 17 RIVERSIDE DR | PALMYRA | 22963 | \$283,500 | 8/7/2024 | Detached | 1,256 Sold | 8 | 3 | 3 | |
| 80 | No | Abernethy 3019 MORGANTOWN RD | RY | 22903 | \$285,000 | 12/20/2024 | Detached | 1,008 Sold | 12 | 4 | 4 | |
| 81 | No | Fuquay 17 NORTHWOOD RD | PALMYRA | 22963 | \$285,000 | 12/18/2024 | Detached | 1,541 Sold | 12 | 4 | 4 | |
| 82 | No | Fuquay 179 JEFFERSON DR | PALMYRA | 22963 | \$285,000 | 12/23/2024 | Detached | 1,040 Sold | 12 | 4 | 4 | |
| 83 | No | Fuquay 2 LAUREL LN | PALMYRA | 22963 | \$285,000 | 12/23/2024 | Detached | 1,198 Sold | 12 | 4 | 4 | |
| 84 | No | Fuquay 15 WILLOWOOD DR | PALMYRA | 22963 | \$285,000 | 7/24/2024 | Detached | 1,300 Sold | 7 | 3 | 3 | |
| 85 | No | Fuquay 32 JENNINGS DR | PALMYRA | 22963 | \$285,000 | 7/3/2024 | Detached | 1,298 Sold | 7 | 3 | 3 | |
| 86 | No | Nelson 1631 COW HOLLOW RD | ROSELAND | 22967 | \$285,000 | 11/22/2024 | Detached | 1,440 Sold | 11 | 4 | 4 | |
| 87 | No | Greene 1145 CARPENTERS MILL RD | RUCKERSVILLE | 22968 | \$285,000 | 10/24/2024 | Detached | 1,198 Sold | 10 | 4 | 4 | |
| 88 | No | Fuquay 773 BEALS LN | SCOTTSVILLE | 24580 | \$285,000 | 8/10/2024 | Detached | 1,240 Sold | 8 | 3 | 3 | |
| 89 | No | Fuquay 1495 MOUNTAIN LAUREL RD | PALMYRA | 22963 | \$286,000 | 7/30/2024 | Detached | 1,272 Sold | 7 | 3 | 3 | |
| 90 | No | Louis 4791 DAVIS HWY | LOUISA | 23063 | \$287,000 | 10/25/2024 | Detached | 1,708 Sold | 10 | 4 | 4 | |
| 91 | No | Charlottesville 106 N BAKER ST | CHARLOTTESVILLE | 22903 | \$289,000 | 7/22/2024 | Detached | 1,880 Sold | 7 | 3 | 3 | |
| 92 | No | Fuquay 6 BUNKER BLVD | PALMYRA | 22963 | \$289,500 | 8/7/2024 | Detached | 1,170 Sold | 8 | 3 | 3 | |
| 93 | No | Charlottesville 933 HEMLOCK LN | CHARLOTTESVILLE | 22903 | \$290,000 | 12/16/2024 | Detached | 925 Sold | 12 | 4 | 4 | |
| 94 | No | Louis 8448 LOUISA RD | GORDONSVILLE | 22942 | \$290,000 | 8/30/2024 | Detached | 1,214 Sold | 8 | 3 | 3 | |
| 95 | No | Fuquay 15 LONG LEAF LN | PALMYRA | 22963 | \$290,000 | 10/31/2024 | Detached | 1,120 Sold | 10 | 4 | 4 | |
| 96 | No | Greene 292 HEATHERTON DR | RUCKERSVILLE | 22968 | \$290,000 | 8/30/2024 | Detached | 1,208 Sold | 8 | 3 | 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 CRABTREE FALLS HWY | MONTEBELLO | 24464 | \$292,500 | 8/23/2024 | 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 | 506 WOOD DR | RUCKERSVILLE | 22968 | \$294,500 | 11/18/2024 | 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 | 17057 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 | 9/30/2024 | Detached | 1,456 | Sold | 9 | 3 |
| 107 | No | Abemarle | 3647 RICHMOND RD | KESWICK | 22947 | \$300,000 | 9/30/2024 | Detached | 1,882 | Sold | 9 | 3 |
| 108 | No | Fuvarna | 26 TURKEYSAG TRL | PALMYRA | 22963 | \$300,000 | 8/23/2024 | Detached | 1,498 | Sold | 8 | 3 |
| 109 | No | Fuvarna | 4 HAWERSACK RD | PALMYRA | 22963 | \$300,000 | 8/26/2024 | Detached | 1,352 | Sold | 8 | 3 |
| 110 | No | Fuvarna | 10 AUSTIN DR | PALMYRA | 22963 | \$301,000 | 8/28/2024 | 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 | 11/8/2024 | Detached | 1,200 | Sold - Cor | 11 | 4 |
| 113 | No | Louis | 189 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 | \$309,800 | 8/12/2024 | Detached | 1,320 | Sold | 8 | 3 |
| 117 | No | Nelson | 137 PULLETS FL | 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 | 893 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 | 8/30/2024 | 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 | 11/6/2024 | 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 | 2,464 | Sold | 12 | 4 |
| 125 | No | Greene | 893 FREDDY 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 | 11/18/2024 | Detached | 1,250 | Sold | 11 | 4 |
| 128 | No | Abemarle | 1784 ASHTON CHURCH RD | CHARLOTTEVILLE | 22911 | \$324,800 | 11/28/2024 | Detached | 788 | Sold | 11 | 4 |
| 129 | No | Fuvarna | 2435 JAMES MADISON HWY | BREM BLUFF | 23022 | \$325,000 | 8/26/2024 | Detached | 1,875 | Sold | 8 | 3 |
| 130 | No | Charlotte | 421 NW 3TH ST | CHARLOTTEVILLE | 22903 | \$325,000 | 12/2/2024 | Detached | 2,036 | Sold | 12 | 4 |
| 131 | No | Charlotte | 308 SHIRLEY AVE | CHARLOTTEVILLE | 22902 | \$328,000 | 7/3/2024 | Detached | 844 | Sold | 7 | 3 |
| 132 | No | Louis | 128 TROY RD | LOUISA | 23093 | \$328,000 | 8/23/2024 | Detached | 1,148 | Sold | 8 | 3 |
| 133 | No | Abemarle | 120 DOGWOOD HTS | SCOTTSDALE | 24590 | \$328,000 | 10/28/2024 | Detached | 1,620 | Sold | 10 | 4 |
| 134 | No | Greene | 152 MME DR | STANARDSVILLE | 22973 | \$328,000 | 6/19/2024 | Detached | 1,120 | Sold | 6 | 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 | 1,562 | Sold | 7 | 3 |
| 138 | No | Nelson | 8184 FABER RD | FABER | 22938 | \$330,000 | 7/22/2024 | Detached | 1,298 | Sold | 7 | 3 |
| 139 | No | Fuvarna | 58 BECUM RD | PALMYRA | 22963 | \$330,000 | 1/25/2024 | Detached | 1,496 | 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 | 9/5/2024 | Detached | 1,008 | Sold | 9 | 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 | GORDONVILLE | 22942 | \$337,000 | 12/6/2024 | 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 | 8/7/2024 | Detached | 1,380 | Sold | 8 | 3 |
| 147 | No | Charlotte | 1238 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 DR | PALMYRA | 22963 | \$340,000 | 9/20/2024 | Detached | 1,522 | Sold | 9 | 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 | GORDONVILLE | 22942 | \$344,500 | 10/2/2024 | Detached | 1,517 | Sold | 10 | 4 |
| 152 | No | Abemarle | 1517 LAKE FOREST DR | CHARLOTTEVILLE | 22901 | \$345,000 | 8/7/2024 | Detached | 2,894 | Sold | 8 | 3 |
| 153 | No | Louis | KENTS MBL RD | LOUISA | 23063 | \$345,000 | 1/26/2024 | Detached | 1,440 | Sold | 12 | 4 |
| 154 | No | Fuvarna | 14 MCKINSH DR | PALMYRA | 22963 | \$345,000 | 11/18/2024 | Detached | 1,428 | Sold | 11 | 4 |
| 155 | No | Greene | 24 KNOXHILL CIR | RUCKERSVILLE | 22968 | \$345,000 | 11/18/2024 | Detached | 1,352 | 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 | 8/16/2024 | 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 | \$349,900 | 7/30/2024 | Detached | 1,588 | Sold | 7 | 3 |
| 164 | No | Nelson | 210 CABEL 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 | 23063 | \$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 CIR | WINTERGREEN RES | 22967 | \$350,000 | 7/19/2024 | Detached | 1,380 | Sold | 7 | 3 |
| 170 | No | Fuvarna | 952 NAHOR 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 BASIN CT | PALMYRA | 22963 | \$355,000 | 7/8/2024 | Detached | 1,931 | Sold | 7 | 3 |
| 173 | No | Fuvarna | 757 JEFFERSON DR | PALMYRA | 22963 | \$355,000 | 9/28/2024 | Detached | 1,738 | Sold | 9 | 3 |
| 174 | No | Louis | 123 LAMS DR | GORDONVILLE | 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 | 8/23/2024 | Detached | 2,816 | Sold | 8 | 3 |
| 177 | No | Greene | 829 CEDAR GROVE RD | RUCKERSVILLE | 22968 | \$358,000 | 10/28/2024 | Detached | 1,456 | Sold | 10 | 4 |
| 178 | No | Fuvarna | 45 MCFARWOOD PL | PALMYRA | 22963 | \$359,800 | 8/12/2024 | Detached | 1,472 | 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 RIVERSIDE 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 BROUGHAM RD | PALMYRA | 22963 | \$360,000 | 12/4/2024 | Detached | 2,516 | Sold | 12 | 4 |
| 183 | No | Fuvarna | 63 TURKEYSAG TRL | PALMYRA | 22963 | \$360,000 | 8/12/2024 | Detached | 1,932 | Sold | 8 | 3 |
| 184 | No | Greene | 990 CARODON DR | RUCKERSVILLE | 22968 | \$360,000 | 12/18/2024 | 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 | 23063 | \$362,000 | 10/16/2024 | Detached | 1,924 | Sold | 10 | 4 |
| 187 | No | Louis | 140 SECLUSION SHORES DR | MINERAL | 23117 | \$365,000 | 8/23/2024 | 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 | 8/2/2024 | Detached | 3,458 | Sold | 8 | 3 |
| 190 | No | Fuvarna | 248 JEFFERSON DR | PALMYRA | 22963 | \$365,000 | 8/8/2024 | 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 | 8/16/2024 | Detached | 1,790 | Sold | 8 | 3 |
| 193 | No | Charlotte | 717 ELM ST | CHARLOTTEVILLE | 22903 | \$370,000 | 12/13/2024 | Detached | 1,008 | Sold | 12 | 4 |
| 194 | No | Louis | 4198 S SPOTSWOOD TRL | GORDONVILLE | 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 | 22963 | \$370,000 | 7/25/2024 | Detached | 1,424 | Sold | 7 | 3 |
| 197 | No | Geane | 46 NORFORD DR | RUCKERSVILLE | 22966 | \$372,000 | 7/25/2024 | Detached | 1,296 | Sold | 7 | 3 |
| 198 | No | Fuvarna | 29 TURKEYSAG TRL | PALMYRA | 22963 | \$372,500 | 10/31/2024 | Detached | 1,722 | Sold | 16 | 4 |
| 199 | No | Abemarle | 522 MOYLES DR | CHARLOTTESVILLE | 22901 | \$375,000 | 12/3/2024 | Detached | 1,188 | Sold | 12 | 4 |
| 200 | No | Abemarle | 1814 ASHTON CHURCH RD | CHARLOTTESVILLE | 22911 | \$375,000 | 12/3/2024 | Detached | 1,362 | Sold | 12 | 4 |
| 201 | No | Fuvarna | 88 ARCHER DR | PALMYRA | 22963 | \$375,000 | 10/22/2024 | Detached | 1,388 | Sold | 16 | 4 |
| 202 | No | Fuvarna | 5 LOVING TER | PALMYRA | 22963 | \$375,000 | 10/8/2024 | Detached | 1,578 | Sold | 16 | 4 |
| 203 | No | Fuvarna | 31 ZEPHYR RD | PALMYRA | 22963 | \$375,000 | 7/16/2024 | Detached | 2,128 | Sold | 7 | 3 |
| 204 | No | Fuvarna | 17 FAIRWAY DR | PALMYRA | 22963 | \$375,000 | 6/20/2024 | Detached | 2,256 | Sold | 8 | 3 |
| 205 | No | Nelson | 6528 ROCKPISH RIVER RD | SCHUYLER | 22969 | \$375,000 | 12/16/2024 | Detached | 5,886 | Sold | 12 | 4 |
| 206 | No | Geane | 477 WESTWOOD RD | STANARDSVILLE | 22973 | \$377,500 | 7/26/2024 | Detached | 1,448 | Sold | 7 | 3 |
| 207 | No | Geane | 319 GREENE LEA DR | RUCKERSVILLE | 22966 | \$378,100 | 10/31/2024 | Detached | 1,906 | Sold | 16 | 4 |
| 208 | No | Abemarle | 529 JESTER LN | CHARLOTTESVILLE | 22911 | \$380,000 | 7/16/2024 | Detached | 2,196 | 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 | 22963 | \$380,000 | 11/12/2024 | Detached | 2,082 | Sold | 11 | 4 |
| 211 | No | Fuvarna | 8547 WEST RIVER RD | SCOTTSVILLE | 24590 | \$380,000 | 11/20/2024 | Detached | 2,886 | Sold | 11 | 4 |
| 212 | No | Nelson | 491 MOUNTAIN RIDGE LN | SHIPMAN | 22971 | \$380,000 | 7/16/2024 | Detached | 1,898 | Sold | 7 | 3 |
| 213 | No | Geane | 154 RESERVOIR DR | STANARDSVILLE | 22973 | \$380,000 | 10/17/2024 | Detached | 2,498 | Sold | 16 | 4 |
| 214 | No | Nelson | 294 THREE FORK LN | FABER | 22938 | \$382,000 | 7/2/2024 | Detached | 1,876 | Sold | 7 | 3 |
| 215 | No | Fuvarna | 21 OAK GROVE RD | PALMYRA | 22963 | \$382,000 | 7/16/2024 | Detached | 1,956 | Sold | 7 | 3 |
| 216 | No | Geane | 96 SWEET PEA RD | RUCKERSVILLE | 22966 | \$382,000 | 12/20/2024 | Detached | 2,704 | Sold | 12 | 4 |
| 217 | No | Fuvarna | 43 LAFAYETTE DR | PALMYRA | 22963 | \$382,500 | 6/16/2024 | Detached | 2,332 | Sold | 8 | 3 |
| 218 | No | Louisa | 4256 CAMPBELL RD | TROY | 22974 | \$382,500 | 10/24/2024 | Detached | 1,632 | Sold | 16 | 4 |
| 219 | No | Geane | 14 HIGH VIEW RD | STANARDSVILLE | 22973 | \$383,000 | 9/18/2024 | Detached | 2,812 | Sold | 8 | 3 |
| 220 | No | Fuvarna | 8 SHILOH CT | PALMYRA | 22963 | \$385,000 | 9/3/2024 | Detached | 2,347 | Sold | 8 | 3 |
| 221 | No | Geane | 81 MARINE CT | RUCKERSVILLE | 22966 | \$385,000 | 6/26/2024 | Detached | 1,446 | Sold | 8 | 3 |
| 222 | No | Geane | 335 FREDDY CREEK DR | RUCKERSVILLE | 22963 | \$385,000 | 7/30/2024 | Detached | 1,836 | Sold | 8 | 3 |
| 223 | No | Fuvarna | 101 TRILLIUM LN | TROY | 22974 | \$385,000 | 7/22/2024 | Detached | 1,704 | Sold | 7 | 3 |
| 224 | No | Fuvarna | 96 VIRGINIA AVE | PALMYRA | 22963 | \$387,000 | 11/14/2024 | Detached | 1,337 | Sold | 11 | 4 |
| 225 | No | Charlottesville | 321 MONTE VISTA AVE | CHARLOTTESVILLE | 22903 | \$389,000 | 6/7/2024 | Detached | 1,783 | Sold | 8 | 3 |
| 226 | No | Charlottesville | 117 NORTH BAKER ST | CHARLOTTESVILLE | 22903 | \$390,000 | 11/4/2024 | Detached | 1,544 | Sold | 11 | 4 |
| 227 | No | Charlottesville | 105 AZALEA DR | CHARLOTTESVILLE | 22903 | \$390,000 | 6/10/2024 | Detached | 1,082 | Sold | 8 | 3 |
| 228 | No | Abemarle | 1728 WHITE HALL RD | CROZET | 22932 | \$390,000 | 10/6/2024 | Detached | 1,278 | Sold | 16 | 4 |
| 229 | No | Nelson | 610 STONE CHIMNEYS RD | NELLYSFORD | 22956 | \$390,000 | 6/1/2024 | Detached | 1,433 | Sold | 8 | 3 |
| 230 | No | Geane | 639 OLAND ST | RUCKERSVILLE | 22966 | \$390,750 | 10/25/2024 | Detached | 1,686 | Sold | 7 | 3 |
| 231 | No | Louisa | 158 NOTTINGHAM RD | LOUISA | 23053 | \$390,750 | 10/25/2024 | Detached | 2,092 | Sold | 16 | 4 |
| 232 | No | Nelson | 288 BLAND WADE LN | AFTON | 22920 | \$391,000 | 9/30/2024 | Detached | 1,516 | Sold | 8 | 3 |
| 233 | No | Abemarle | 993 HOLLY RIDGE RD | KESWICK | 22947 | \$392,000 | 6/7/2024 | Detached | 1,296 | Sold | 8 | 3 |
| 234 | No | Nelson | 92 ROOSTER RIDGE RD | ROSELAND | 22967 | \$395,000 | 7/30/2024 | Detached | 1,813 | 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 | Abemarle | 1536 OLD LYNCHBURG RD | CHARLOTTESVILLE | 22903 | \$396,000 | 7/2/2024 | Detached | 1,008 | Sold | 7 | 3 |
| 237 | No | Charlottesville | 1400 RIVER RD | CHARLOTTESVILLE | 22901 | \$397,000 | 6/22/2024 | Detached | 2,816 | Sold | 8 | 3 |
| 238 | No | Abemarle | 2385 WILLIAMSBURG RD | CHARLOTTESVILLE | 22901 | \$399,000 | 10/31/2024 | Detached | 1,338 | Sold | 16 | 4 |
| 239 | No | Charlottesville | 1214 PRESTON AVE | CHARLOTTESVILLE | 22903 | \$399,000 | 10/31/2024 | Detached | 2,092 | Sold | 16 | 4 |
| 240 | No | Abemarle | 1507 SLICK RD | CROZET | 22932 | \$399,900 | 7/23/2024 | Detached | 1,296 | Sold | 7 | 3 |
| 241 | No | Geane | 332 WOODCOCK WAY | FREE UNION | 22940 | \$399,900 | 6/23/2024 | Detached | 2,648 | Sold | 8 | 3 |
| 242 | No | Abemarle | 2511 COMMONWEALTH DR | CHARLOTTESVILLE | 22901 | \$400,000 | 7/1/2024 | Detached | 3,126 | Sold | 7 | 3 |
| 243 | No | Charlottesville | 113 S PIEDMONT AVE | CHARLOTTESVILLE | 22903 | \$400,000 | 11/7/2024 | Detached | 1,856 | Sold | 11 | 4 |
| 244 | No | Charlottesville | 112 GREENRIVER TER | CHARLOTTESVILLE | 22901 | \$400,000 | 6/12/2024 | Detached | 1,886 | Sold | 8 | 3 |
| 245 | No | Charlottesville | 1027 SAINT CHARLES AVE | CHARLOTTESVILLE | 22901 | \$400,000 | 6/14/2024 | Detached | 1,487 | Sold - Cor | 8 | 3 |
| 246 | No | Abemarle | 1217 ORCHARD DR | CROZET | 22932 | \$400,000 | 11/1/2024 | Detached | 2,194 | Sold | 11 | 4 |
| 247 | No | Abemarle | 5631 WAYLAND DR | CROZET | 22932 | \$400,000 | 7/16/2024 | Detached | 1,466 | Sold | 7 | 3 |
| 248 | No | Abemarle | 515 STONEFIELD CIR | EARLYSVILLE | 22936 | \$400,000 | 12/6/2024 | Detached | 2,924 | Sold - Cor | 12 | 4 |
| 249 | No | Fuvarna | 907 JEFFERSON DR | PALMYRA | 22963 | \$400,000 | 10/22/2024 | Detached | 2,256 | Sold | 16 | 4 |
| 250 | No | Fuvarna | 49 AMETHYST DR | PALMYRA | 22963 | \$400,000 | 11/12/2024 | Detached | 2,988 | Sold | 11 | 4 |
| 251 | No | Fuvarna | 16 BRIDLEWOOD DR | PALMYRA | 22963 | \$400,000 | 12/2/2024 | Detached | 1,948 | Sold | 12 | 4 |
| 252 | No | Fuvarna | 89 ROBINS CT | PALMYRA | 22963 | \$400,000 | 12/30/2024 | Detached | 2,322 | Sold | 12 | 4 |
| 253 | No | Fuvarna | 4 ASHTON RD | PALMYRA | 22963 | \$400,000 | 6/20/2024 | Detached | 1,826 | Sold | 8 | 3 |
| 254 | No | Fuvarna | 41 DOUGLEG RD | PALMYRA | 22963 | \$401,000 | 11/1/2024 | Detached | 2,092 | Sold | 12 | 4 |
| 255 | No | Fuvarna | 11 HORSEBACK LN | PALMYRA | 22963 | \$402,500 | 10/21/2024 | Detached | 2,724 | Sold | 16 | 4 |
| 256 | No | Charlottesville | 2303 DELLMEAD LN | CHARLOTTESVILLE | 22901 | \$404,790 | 12/16/2024 | Detached | 2,498 | Sold | 12 | 4 |
| 257 | No | Abemarle | 115 COMMONWEALTH CIR | CHARLOTTESVILLE | 22901 | \$405,000 | 12/5/2024 | Detached | 1,956 | Sold | 12 | 4 |
| 258 | No | Fuvarna | 384 JEFFERSON DR | PALMYRA | 22963 | \$405,000 | 6/7/2024 | Detached | 2,428 | Sold | 8 | 3 |
| 259 | No | Geane | 127 MORNING GLORY RD | RUCKERSVILLE | 22966 | \$405,000 | 11/15/2024 | Detached | 2,724 | Sold | 11 | 4 |
| 260 | No | Geane | 11 MARINE CT | RUCKERSVILLE | 22966 | \$405,000 | 7/26/2024 | Detached | 1,918 | Sold | 7 | 3 |
| 261 | No | Fuvarna | 541 PAT DENNIS RD | SCOTTSVILLE | 24590 | \$408,000 | 7/1/2024 | Detached | 1,797 | Sold | 7 | 3 |
| 262 | No | Charlottesville | 509 HANCOCK ST | CHARLOTTESVILLE | 22903 | \$410,000 | 10/23/2024 | Detached | 1,546 | Sold | 16 | 4 |
| 263 | No | Charlottesville | 502 SW 9TH ST | CHARLOTTESVILLE | 22903 | \$410,000 | 7/15/2024 | Detached | 986 | Sold | 7 | 3 |
| 264 | No | Fuvarna | 42 OAK GROVE RD | PALMYRA | 22963 | \$410,000 | 6/22/2024 | Detached | 2,756 | Sold | 8 | 3 |
| 265 | No | Fuvarna | 196 BOXWOOD LN | PALMYRA | 22963 | \$410,000 | 6/29/2024 | Detached | 1,722 | Sold | 8 | 3 |
| 266 | No | Geane | 28 W CEDAR DR | RUCKERSVILLE | 22966 | \$412,000 | 7/23/2024 | Detached | 1,547 | Sold | 7 | 3 |
| 267 | No | Fuvarna | 702 JEFFERSON | PALMYRA | 22963 | \$413,000 | 6/5/2024 | Detached | 2,176 | Sold | 8 | 3 |
| 268 | No | Geane | 793 GERANUM RD | RUCKERSVILLE | 22966 | \$413,500 | 6/15/2024 | Detached | 2,432 | Sold | 8 | 3 |
| 269 | No | Geane | 6381 FLINTSTONE DR | BARBERSVILLE | 22923 | \$415,000 | 12/26/2024 | Detached | 2,194 | Sold | 12 | 4 |
| 270 | No | Abemarle | 2136 DOMINION DR | CHARLOTTESVILLE | 22901 | \$415,000 | 11/21/2024 | Detached | 1,512 | Sold | 11 | 4 |
| 271 | No | Abemarle | 1915 ENGLISH OAKS CIR N | CHARLOTTESVILLE | 22911 | \$415,000 | 6/5/2024 | Detached | 1,667 | Sold | 8 | 3 |
| 272 | No | Abemarle | 1301 ORCHARD DR | CROZET | 22932 | \$415,000 | 12/16/2024 | Detached | 2,054 | Sold | 12 | 4 |
| 273 | No | Abemarle | 2175 PRAY RD | RUCKERSVILLE | 22966 | \$415,000 | 9/4/2024 | Detached | 1,596 | Sold | 8 | 3 |
| 274 | No | Geane | 194 BAMB DR | RUCKERSVILLE | 22966 | \$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 | Charlottesville | 1098 COLEMAN ST | CHARLOTTESVILLE | 22901 | \$417,100 | 7/31/2024 | Detached | 2,886 | Sold | 7 | 3 |
| 277 | No | Fuvarna | 40 MARWOOD DR | PALMYRA | 22963 | \$418,000 | 10/21/2024 | Detached | 2,757 | Sold | 16 | 4 |
| 278 | No | Louisa | 603 SIGNBOARD RD | BUMPASS | 23024 | \$419,900 | 7/26/2024 | Detached | 1,547 | Sold | 7 | 3 |
| 279 | No | Abemarle | 749 COUNTRY GREEN RD | CHARLOTTESVILLE | 22903 | \$420,000 | 10/20/2024 | Detached | 1,866 | Sold | 16 | 4 |
| 280 | No | Charlottesville | 2213 BANBURY ST | CHARLOTTESVILLE | 22901 | \$420,000 | 10/24/2024 | Detached | 1,936 | Sold | 16 | 4 |
| 281 | No | Charlottesville | 1101 CHERRY AVE | CHARLOTTESVILLE | 22903 | \$420,000 | 10/30/2024 | Detached | 1,856 | Sold | 16 | 4 |
| 282 | No | Abemarle | 3962 MILLINGTON RD | FREE UNION | 22840 | \$420,000 | 6/12/2024 | Detached | 1,945 | Sold | 8 | 3 |
| 283 | No | Louisa | 95 SHAWNEE DR | GORDONSVILLE | 22942 | \$420,000 | 10/30/2024 | Detached | 1,686 | Sold | 16 | 4 |
| 284 | No | Louisa | 1525 WALTONS STORE RD | LOUISA | 23063 | \$420,000 | 10/11/2024 | Detached | 2,136 | Sold | 16 | 4 |
| 285 | No | Fuvarna | 24 MCBISH DR | PALMYRA | 22963 | \$420,000 | 10/24/2024 | Detached | 2,122 | Sold | 16 | 4 |
| 286 | No | Fuvarna | 3 CONNOR RD | PALMYRA | 22963 | \$420,000 | 7/3/2024 | Detached | 2,206 | Sold | 7 | 3 |
| 287 | No | Geane | 1780 MEADOWVIEW LN | RUCKERSVILLE | 22966 | \$421,000 | 11/14/2024 | Detached | 1,884 | Sold | 11 | 4 |
| 288 | No | Geane | 284 NORTH RIDGE RD | RUCKERSVILLE | 22973 | \$421,175 | 7/29/2024 | Detached | 1,441 | Sold | 7 | 3 |
| 289 | No | Abemarle | 325 MINOR RIDGE RD | CHARLOTTESVILLE | 22901 | \$424,000 | 7/8/2024 | Detached | 1,264 | Sold | 7 | 3 |
| 290 | No | Abemarle | 3505 MARLBORO CT | CHARLOTTESVILLE | 22901 | \$425,000 | 12/2/2024 | Detached | 2,437 | Sold - Cor | 12 | 4 |
| 291 | No | Charlottesville | 310 CHESTNUT ST | CHARLOTTESVILLE | 22902 | \$425,000 | 11/7/2024 | Detached | 1,431 | Sold | 11 | 4 |
| 292 | No | Abemarle | 496 CLARKS TRACT | KESWICK | 22947 | \$425,000 | 10/15/2024 | Detached | 2,516 | Sold | 16 | 4 |
| 293 | No | Fuvarna | 13 CATHAM LN | PALMYRA | 22963 | \$425,000 | 6/6/2024 | Detached | 2,24 | Sold | 8 | 3 |
| 294 | No | Geane | 152 WESTWOOD RD | STANARDSVILLE | 22973 | \$425,000 | 6/15/2024 | Detached | 2,358 | Sold | 8 | 3 |

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|-----|----|-----------|--------------------------|-----------------|-------|-----------|------------|----------|-------|------------|----|---|
| 295 | No | Abermarle | 1141 FOX RIDGE DR | EARLYSVILLE | 22906 | \$426,551 | 8/12/2024 | Detached | 1,662 | Sold | 6 | 3 |
| 296 | No | Geene | 11 HILLSIDE LN | RUCKERSVILLE | 22969 | \$429,125 | 10/2/2024 | Detached | 2,642 | Sold | 10 | 4 |
| 297 | No | Abermarle | 1656 SOURWOOD PL | CHARLOTTEVILLE | 22911 | \$430,000 | 7/16/2024 | Detached | 2,145 | Sold | 7 | 3 |
| 298 | No | Charlotte | 712 SAINT CLAIR AVE | CHARLOTTEVILLE | 22902 | \$430,000 | 7/18/2024 | Detached | 930 | Sold | 7 | 3 |
| 299 | No | Charlotte | 1451 RUGBY AVE | CHARLOTTEVILLE | 22903 | \$430,000 | 8/26/2024 | Detached | 1,238 | Sold | 6 | 3 |
| 300 | No | Fuvarna | 128 VIRGINIA AVE | PALMYRA | 22963 | \$430,000 | 12/13/2024 | Detached | 1,725 | Sold | 12 | 4 |
| 301 | No | Fuvarna | 129 EVERGREEN CHURCH RD | PALMYRA | 22963 | \$430,000 | 7/30/2024 | Detached | 1,785 | Sold | 7 | 3 |
| 302 | No | Fuvarna | 34 MAWWOOD DR | PALMYRA | 22963 | \$430,000 | 6/13/2024 | Detached | 2,675 | Sold | 8 | 3 |
| 303 | No | Fuvarna | 2978 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 | 22967 | \$430,000 | 12/6/2024 | Detached | 2,288 | Sold | 12 | 4 |
| 305 | No | Abermarle | 5158 PAT DENNIS RD | SCOTTSDALE | 24590 | \$430,500 | 9/9/2024 | Detached | 1,984 | Sold | 8 | 3 |
| 306 | No | Abermarle | 555 STONEFIELD CIR | EARLYSVILLE | 22956 | \$431,000 | 7/8/2024 | Detached | 2,584 | Sold | 7 | 3 |
| 307 | No | Abermarle | 1248 BLUE RIDGE AVE | CROZET | 22932 | \$431,500 | 7/16/2024 | Detached | 1,458 | Sold | 7 | 3 |
| 308 | No | Nelson | 293 CRAWFORDS VIEW RD | AFTON | 22920 | \$435,000 | 9/20/2024 | Detached | 1,532 | Sold | 6 | 3 |
| 309 | No | Abermarle | 424 CARRSBROOK DR | CHARLOTTEVILLE | 22901 | \$435,000 | 10/15/2024 | Detached | 1,943 | Sold | 10 | 4 |
| 310 | No | Abermarle | 401 BERWICK CT | CHARLOTTEVILLE | 22901 | \$435,000 | 8/23/2024 | Detached | 2,350 | Sold | 8 | 3 |
| 311 | No | Nelson | 153 GUMTREE DR | WINTERGREEN RES | 22967 | \$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 | 22968 | \$439,000 | 11/22/2024 | Detached | 2,484 | Sold | 11 | 4 |
| 314 | No | Nelson | 184 NORTH ROCK TREE LN | WINTERGREEN | 22967 | \$439,000 | 12/16/2024 | Detached | 1,198 | Sold | 12 | 4 |
| 315 | No | Abermarle | 109 LANDEN CIR | CHARLOTTEVILLE | 22902 | \$440,000 | 10/17/2024 | Detached | 1,548 | Sold | 10 | 4 |
| 316 | No | Abermarle | 470 STAGECOACH RD | CHARLOTTEVILLE | 22902 | \$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 | 22967 | \$440,000 | 10/31/2024 | Detached | 1,590 | Sold | 10 | 4 |
| 319 | No | Abermarle | 4738 PRESIDENTS RD | SCOTTSDALE | 24590 | \$440,000 | 9/5/2024 | Detached | 1,876 | Sold | 6 | 3 |
| 320 | No | Abermarle | 111 CARRSBROOK CT | CHARLOTTEVILLE | 22901 | \$445,000 | 10/16/2024 | Detached | 2,900 | Sold | 10 | 4 |
| 321 | No | Fuvarna | 117 BELAND HILL RD | PALMYRA | 22963 | \$445,000 | 7/25/2024 | Detached | 2,468 | Sold | 5 | 3 |
| 322 | No | Louis | 14267 ROUNDABOUT RD | LOUISA | 23093 | \$447,000 | 7/2/2024 | Detached | 1,852 | Sold | 7 | 3 |
| 323 | No | Charlotte | 118 SUMMIT ST | CHARLOTTEVILLE | 22903 | \$447,500 | 12/7/2024 | Detached | 1,283 | Sold | 12 | 4 |
| 324 | No | Abermarle | 2707 HUNTINGTON RD | CHARLOTTEVILLE | 22901 | \$450,000 | 10/9/2024 | Detached | 2,473 | Sold | 10 | 4 |
| 325 | No | Abermarle | 103 CHAUCER RD | CHARLOTTEVILLE | 22901 | \$450,000 | 12/16/2024 | Detached | 2,215 | Sold | 12 | 4 |
| 326 | No | Abermarle | 325 WINDY KNOLL LN | CHARLOTTEVILLE | 22903 | \$450,000 | 8/21/2024 | Detached | 2,984 | Sold | 8 | 3 |
| 327 | No | Charlotte | 922 SAINT CLAIR AVE | CHARLOTTEVILLE | 22901 | \$450,000 | 12/20/2024 | Detached | 1,700 | Sold | 10 | 4 |
| 328 | No | Charlotte | 704 SHAMROCK RD | CHARLOTTEVILLE | 22903 | \$450,000 | 12/20/2024 | Detached | 1,540 | Sold | 10 | 4 |
| 329 | No | Charlotte | 2111 TALE AFTON DR | CHARLOTTEVILLE | 22901 | \$450,000 | 7/2/2024 | Detached | 2,574 | Sold | 7 | 3 |
| 330 | No | Abermarle | 473 BRIMERTON LN | KESWICK | 22947 | \$450,000 | 7/3/2024 | Detached | 1,824 | Sold | 7 | 3 |
| 331 | No | Louis | 4908 YANCEYVILLE RD | LOUISA | 23093 | \$450,000 | 11/7/2024 | Detached | 1,728 | Sold | 11 | 4 |
| 332 | No | Geene | 351 OLAND ST | RUCKERSVILLE | 22968 | \$450,000 | 10/17/2024 | Detached | 2,622 | Sold | 10 | 4 |
| 333 | No | Geene | 82 GRANTS PL | RUCKERSVILLE | 22968 | \$450,000 | 8/26/2024 | Detached | 1,814 | Sold | 8 | 3 |
| 334 | No | Geene | 203 SUNSET DR | STANARDSVILLE | 22973 | \$450,000 | 11/18/2024 | Detached | 2,646 | Sold | 11 | 4 |
| 335 | No | Fuvarna | 258 MANDACHRIS LN | TROY | 22974 | \$450,000 | 7/8/2024 | Detached | 1,792 | Sold | 7 | 3 |
| 336 | No | Geene | 6134 SPRING HILL RD | RUCKERSVILLE | 22968 | \$451,000 | 9/5/2024 | Detached | 2,721 | Sold | 8 | 3 |
| 337 | No | Charlotte | 5318 HAMPTON ST | CHARLOTTEVILLE | 22902 | \$451,500 | 10/15/2024 | Detached | 1,920 | Sold | 10 | 4 |
| 338 | No | Abermarle | 2017 LOCKE LN | CHARLOTTEVILLE | 22911 | \$453,000 | 8/5/2024 | Detached | 1,914 | Sold | 8 | 3 |
| 339 | No | Charlotte | 2215 BANBURY ST | CHARLOTTEVILLE | 22901 | \$453,600 | 11/13/2024 | Detached | 2,112 | Sold | 11 | 4 |
| 340 | No | Louis | 110 LIZZIE LN | BUMPASS | 23024 | \$455,000 | 7/3/2024 | Detached | 1,658 | Sold | 7 | 3 |
| 341 | No | Charlotte | 206 HARRIS RD | CHARLOTTEVILLE | 22903 | \$455,000 | 11/25/2024 | Detached | 1,147 | Sold | 11 | 4 |
| 342 | No | Fuvarna | 325 FOREST RIDGE DR | SCOTTSDALE | 24590 | \$455,000 | 7/18/2024 | Detached | 3,435 | Sold - Con | 7 | 3 |
| 343 | No | Abermarle | 1392 ROLLING RD | SCOTTSDALE | 24590 | \$459,000 | 9/30/2024 | Detached | 2,016 | Sold | 8 | 3 |
| 344 | No | Abermarle | 2513 DREWWOOD DR | CHARLOTTEVILLE | 22901 | \$460,000 | 8/19/2024 | Detached | 2,538 | Sold | 8 | 3 |
| 345 | No | Charlotte | 521 STONERIDGE AVE | CHARLOTTEVILLE | 22902 | \$460,000 | 12/2/2024 | Detached | 1,338 | Sold | 12 | 4 |
| 346 | No | Charlotte | 105 LIDE PL | CHARLOTTEVILLE | 22902 | \$460,000 | 7/12/2024 | Detached | 2,048 | Sold | 7 | 3 |
| 347 | No | Fuvarna | 32 WILLOW DR | KESWICK | 22947 | \$460,000 | 11/8/2024 | Detached | 1,910 | Sold | 11 | 4 |
| 348 | No | Geene | 307 LARCHMONT CIR | RUCKERSVILLE | 22968 | \$460,000 | 7/18/2024 | Detached | 3,284 | Sold | 7 | 3 |
| 349 | No | Nelson | 3308 BEECH GROVE RD | ROSELAND | 22967 | \$462,000 | 11/8/2024 | Detached | 2,328 | Sold | 11 | 4 |
| 350 | No | Abermarle | 218 FLAGSTONE TER | CHARLOTTEVILLE | 22902 | \$462,500 | 9/23/2024 | Detached | 1,670 | Sold | 6 | 3 |
| 351 | No | Geene | 94 JOHN RUCKER DR | RUCKERSVILLE | 22968 | \$463,000 | 7/3/2024 | Detached | 2,845 | Sold | 7 | 3 |
| 352 | No | Abermarle | 2650 ENGLISH OAKS CIR | CHARLOTTEVILLE | 22911 | \$463,000 | 11/21/2024 | Detached | 1,641 | Sold | 11 | 4 |
| 353 | No | Fuvarna | 98 RIDGEWAY FARM CT | KESWICK | 22947 | \$463,000 | 10/6/2024 | Detached | 2,508 | Sold | 8 | 3 |
| 354 | No | Fuvarna | 14 N NEARWOOD DR | PALMYRA | 22963 | \$465,000 | 7/18/2024 | Detached | 2,198 | Sold | 7 | 3 |
| 355 | No | Geene | 1098 POCOSAN MOUNTAIN RD | STANARDSVILLE | 22973 | \$465,000 | 10/21/2024 | Detached | 784 | Sold | 10 | 4 |
| 356 | No | Geene | 339 REVA LN | STANARDSVILLE | 22973 | \$465,000 | 12/6/2024 | Detached | 1,636 | Sold | 12 | 4 |
| 357 | No | Nelson | 40 MARBLE LN | WINTERGREEN RES | 22967 | \$465,275 | 9/20/2024 | Detached | 2,587 | Sold | 6 | 3 |
| 358 | No | Abermarle | 1095 TOWNE LN | CHARLOTTEVILLE | 22901 | \$466,250 | 7/3/2024 | Detached | 2,420 | Sold | 7 | 3 |
| 359 | No | Abermarle | 982 PINTAIL LN | CHARLOTTEVILLE | 22903 | \$467,500 | 7/16/2024 | Detached | 1,575 | Sold | 7 | 3 |
| 360 | No | Abermarle | 1701 MARTIN KINGS RD | CHARLOTTEVILLE | 22902 | \$469,000 | 9/5/2024 | Detached | 2,725 | Sold | 8 | 3 |
| 361 | No | Louis | 6588 THREE NOTCH RD | LOUISA | 23093 | \$469,000 | 7/2/2024 | Detached | 1,980 | Sold | 7 | 3 |
| 362 | No | Geene | 283 HOLLY HILL DR | BARBOURSVILLE | 22923 | \$470,000 | 8/19/2024 | Detached | 2,335 | Sold | 8 | 3 |
| 363 | No | Charlotte | 1211 AGNESE ST | CHARLOTTEVILLE | 22901 | \$470,000 | 10/28/2024 | Detached | 1,820 | Sold | 10 | 4 |
| 364 | No | Abermarle | 5468 PARK RD | CROZET | 22932 | \$470,000 | 6/13/2024 | Detached | 2,045 | Sold | 6 | 3 |
| 365 | No | Fuvarna | 15 LOCKS CT | PALMYRA | 22963 | \$470,000 | 11/27/2024 | Detached | 2,616 | Sold | 11 | 4 |
| 366 | No | Nelson | 184 WHITE OAK DR | WINTERGREEN RES | 22967 | \$470,000 | 12/2/2024 | Detached | 1,538 | Sold | 12 | 4 |
| 367 | No | Charlotte | 1410 WESTWOOD RD | CHARLOTTEVILLE | 22903 | \$475,000 | 12/13/2024 | Detached | 1,284 | Sold | 12 | 4 |
| 368 | No | Charlotte | 108 LIDE PL | CHARLOTTEVILLE | 22902 | \$475,000 | 12/27/2024 | Detached | 2,150 | Sold | 12 | 4 |
| 369 | No | Charlotte | 1051 OAKDAVE AVE | CHARLOTTEVILLE | 22902 | \$475,000 | 7/1/2024 | Detached | 1,478 | Sold | 7 | 3 |
| 370 | No | Charlotte | 808 BLENHEIM AVE | CHARLOTTEVILLE | 22902 | \$475,000 | 8/10/2024 | Detached | 3,390 | Sold | 6 | 3 |
| 371 | No | Abermarle | 4365 BEAVER CREEK RD | EARLYSVILLE | 22901 | \$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 | Fuvarna | 20 OUT OF SOUNDS RD | PALMYRA | 22963 | \$475,000 | 8/16/2024 | Detached | 2,528 | Sold | 8 | 3 |
| 374 | No | Fuvarna | 11 ROSALYN WAY | PALMYRA | 22963 | \$475,000 | 8/5/2024 | Detached | 2,885 | Sold | 8 | 3 |
| 375 | No | Geene | 138 WYNHAM DR | RUCKERSVILLE | 22968 | \$475,000 | 10/28/2024 | Detached | 2,240 | Sold | 10 | 4 |
| 376 | No | Geene | 99 JOHN RUCKER DR | RUCKERSVILLE | 22968 | \$475,000 | 8/19/2024 | Detached | 2,254 | Sold | 8 | 3 |
| 377 | No | Abermarle | 1719 SHADY GROVE CT | CHARLOTTEVILLE | 22902 | \$475,841 | 12/13/2024 | Detached | 1,566 | Sold | 12 | 4 |
| 378 | No | Abermarle | 301 LAKE FOREST LN | CHARLOTTEVILLE | 22901 | \$480,000 | 11/25/2024 | Detached | 3,145 | Sold | 11 | 4 |
| 379 | No | Abermarle | 2502 HUNTINGTON RD | CHARLOTTEVILLE | 22901 | \$480,000 | 8/15/2024 | Detached | 2,030 | Sold | 8 | 3 |
| 380 | No | Fuvarna | 15 LANDSLIDE CT | PALMYRA | 22963 | \$480,000 | 10/11/2024 | Detached | 2,715 | Sold | 10 | 4 |
| 381 | No | Nelson | 214 FORTUNES RIDGE DR | WINTERGREEN RES | 22967 | \$480,000 | 11/8/2024 | Detached | 1,751 | Sold | 11 | 4 |
| 382 | No | Fuvarna | 41 COLONIAL RD | PALMYRA | 22960 | \$484,000 | 12/13/2024 | Detached | 2,816 | Sold | 12 | 4 |
| 383 | No | Fuvarna | 51 AME THIRST RD | PALMYRA | 22963 | \$485,000 | 10/31/2024 | Detached | 2,960 | Sold | 10 | 4 |
| 384 | No | Nelson | 17 HICKORY SPRINGS LN | ROSELAND | 22967 | \$485,000 | 11/22/2024 | Detached | 1,452 | Sold | 11 | 4 |
| 385 | No | Abermarle | 4580 NECHUMS RIVER RD | CHARLOTTEVILLE | 22901 | \$487,000 | 11/18/2024 | Detached | 2,088 | Sold | 11 | 4 |
| 386 | No | Abermarle | 3584 RICHMOND RD | KESWICK | 22911 | \$489,000 | 7/11/2024 | Detached | 2,108 | Sold | 7 | 3 |
| 387 | No | Fuvarna | 188 JEFFERSON DR | PALMYRA | 22963 | \$489,000 | 11/21/2024 | Detached | 2,215 | Sold | 11 | 4 |
| 388 | No | Abermarle | 1616 CROZET AVE | CROZET | 22932 | \$490,000 | 8/9/2024 | Detached | 2,086 | Sold | 8 | 3 |
| 389 | No | Abermarle | 5563 STONEGATE LN | CROZET | 22932 | \$491,300 | 8/1/2024 | Detached | 1,793 | Sold | 8 | 3 |
| 390 | No | Abermarle | 213 TURKEY RIDGE RD | CHARLOTTEVILLE | 22901 | \$492,000 | 9/1/2024 | Detached | 2,204 | Sold | 6 | 3 |
| 391 | No | Charlotte | 618 MOSELEY DR | CHARLOTTEVILLE | 22903 | \$492,500 | 12/13/2024 | Detached | 1,874 | Sold | 12 | 4 |
| 392 | No | Fuvarna | 119 ISLAND HILL RD | PALMYRA | 22963 | \$492,500 | 12/9/2024 | Detached | 2,678 | Sold | 12 | 4 |
| 393 | No | Abermarle | 103 OAK FOREST CIR | CHARLOTTEVILLE | 22901 | \$493,000 | 7/31/2024 | Detached | 1,893 | Sold | 7 | 3 |

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|-----|----|-----------|--------------------------|-----------------|-------|-----------|------------|----------|-------|------------|----|---|
| 394 | No | Charlotte | 2225 GREENBRIER DR | CHARLOTTEVILLE | 22901 | \$495,000 | 12/10/2024 | Detached | 2,408 | Sold | 12 | 4 |
| 395 | No | Charlotte | 823 BLENHEIM AVE | CHARLOTTEVILLE | 22902 | \$495,000 | 7/1/2024 | Detached | 1,024 | Sold | 7 | 3 |
| 396 | No | Abernathy | 5341 BROOKWOOD RD | CROZET | 22932 | \$495,000 | 11/26/2024 | Detached | 2,744 | Sold | 11 | 4 |
| 397 | No | Nelson | 1620 ROCK SPRING RD | FABER | 22938 | \$495,000 | 11/22/2024 | Detached | 1,778 | Sold | 11 | 4 |
| 398 | No | Abernathy | 3119 TURNBERRY CIR | CHARLOTTEVILLE | 22911 | \$497,000 | 12/10/2024 | Detached | 1,778 | Sold | 12 | 4 |
| 399 | No | Abernathy | 1249 TIMBERBRANCH CT | CHARLOTTEVILLE | 22902 | \$499,000 | 12/2/2024 | Detached | 1,788 | Sold | 12 | 4 |
| 400 | No | Geene | 425 W ROSEWOOD DR | BARBOURSVILLE | 22923 | \$500,000 | 7/3/2024 | Detached | 2,812 | Sold | 7 | 3 |
| 401 | No | Nelson | 16892 PATRICK HENRY HWY | NELLYSFORD | 22956 | \$500,000 | 12/18/2024 | Detached | 3,728 | Sold | 12 | 4 |
| 402 | No | Fuquay | 553 HIDDEN VALLEYS RD | PALMYRA | 22963 | \$500,000 | 7/2/2024 | Detached | 1,920 | Sold | 7 | 3 |
| 403 | No | Geene | 208 ROLLING HILLS RD | RUCKERSVILLE | 22966 | \$500,000 | 11/14/2024 | Detached | 2,880 | Sold | 11 | 4 |
| 404 | No | Geene | 671 MIDLAND TRL | RUCKERSVILLE | 22966 | \$500,000 | 9/30/2024 | Detached | 2,572 | Sold | 9 | 3 |
| 405 | No | Abernathy | 5645 FIELDCREST DR | SCOTTSVILLE | 24590 | \$500,000 | 12/17/2024 | Detached | 3,496 | Sold | 12 | 4 |
| 406 | No | Abernathy | 214 BLACKTHORN LN | CHARLOTTEVILLE | 22902 | \$504,550 | 8/28/2024 | Detached | 1,800 | Sold | 8 | 3 |
| 407 | No | Charlotte | 1108 MONTROSE AVE | CHARLOTTEVILLE | 22902 | \$505,000 | 8/29/2024 | Detached | 1,034 | Sold | 8 | 3 |
| 408 | No | Abernathy | 405 WESTMORELAND CT | CHARLOTTEVILLE | 22901 | \$507,000 | 12/18/2024 | Detached | 1,904 | Sold | 12 | 4 |
| 409 | No | Charlotte | 2731 MCLEUDY DR | CHARLOTTEVILLE | 22903 | \$507,000 | 12/10/2024 | Detached | 2,195 | Sold | 12 | 4 |
| 410 | No | Abernathy | 8328 FLANK RD | AFTON | 22920 | \$509,000 | 12/18/2024 | Detached | 2,195 | Sold | 12 | 4 |
| 411 | No | Nelson | 449 SHAMOKIN SPRINGS TRL | WINTERGREEN RES | 22967 | \$509,000 | 10/31/2024 | Detached | 1,885 | Sold | 10 | 4 |
| 412 | No | Abernathy | 130 DEERWOOD RD | CHARLOTTEVILLE | 22911 | \$510,000 | 12/10/2024 | Detached | 2,144 | Sold | 12 | 4 |
| 413 | No | Louisia | 1385 MAHARIE BURTON RD | LOUISA | 23063 | \$510,000 | 10/10/2024 | Detached | 2,340 | Sold | 10 | 4 |
| 414 | No | Abernathy | 210 GEORGETOWN RD | CHARLOTTEVILLE | 22901 | \$515,000 | 12/20/2024 | Detached | 2,632 | Sold | 12 | 4 |
| 415 | No | Abernathy | 1285 POUNDING CREEK RD | CHARLOTTEVILLE | 22903 | \$515,000 | 7/3/2024 | Detached | 2,100 | Sold | 7 | 3 |
| 416 | No | Charlotte | 1418 BURGESS LN | CHARLOTTEVILLE | 22902 | \$515,000 | 11/8/2024 | Detached | 2,888 | Sold | 11 | 4 |
| 417 | No | Charlotte | 1119 FOREST HILLS AVE | CHARLOTTEVILLE | 22903 | \$515,000 | 7/18/2024 | Detached | 2,528 | Sold | 7 | 3 |
| 418 | No | Abernathy | 1162 QUICK LN | CROZET | 22932 | \$515,000 | 12/27/2024 | Detached | 2,400 | Sold | 12 | 4 |
| 419 | No | Nelson | 996 STONEY CREEK EAST | NELLYSFORD | 22956 | \$515,000 | 8/16/2024 | Detached | 1,728 | Sold | 8 | 3 |
| 420 | No | Fuquay | 117 TROY RIFERS DR | TROY | 22974 | \$515,000 | 7/9/2024 | Detached | 2,222 | Sold | 7 | 3 |
| 421 | No | Nelson | 671 AFTON MOUNTAIN RD | AFTON | 22920 | \$517,000 | 11/19/2024 | Detached | 1,767 | Sold | 11 | 4 |
| 422 | No | Nelson | 94 AFTON CHAPEL RD | AFTON | 22920 | \$518,000 | 10/21/2024 | Detached | 1,422 | Sold | 10 | 4 |
| 423 | No | Nelson | 28 MEADOW LN | NELLYSFORD | 22956 | \$519,000 | 7/10/2024 | Detached | 1,735 | Sold | 7 | 3 |
| 424 | No | Louisia | 100 SPRING HILL DR | GORDONSVILLE | 22942 | \$519,700 | 12/12/2024 | Detached | 2,432 | Sold | 12 | 4 |
| 425 | No | Fuquay | 5195 DEEP CREEK DR | KENTS STORE | 23084 | \$520,000 | 12/13/2024 | Detached | 2,511 | Sold | 12 | 4 |
| 426 | No | Nelson | 491 SHAMOKIN SPRINGS TRL | WINTERGREEN RES | 22967 | \$520,000 | 10/30/2024 | Detached | 1,756 | Sold | 10 | 4 |
| 427 | No | Louisia | 220 APPALACHIAN LN | ZION CROSSROADS | 22942 | \$521,950 | 10/16/2024 | Detached | 2,868 | Sold | 10 | 4 |
| 428 | No | Geene | 70 MAGNOLIA CT | BARBOURSVILLE | 22923 | \$525,000 | 7/9/2024 | Detached | 2,020 | Sold | 7 | 3 |
| 429 | No | Abernathy | 4535 McCHARLES RIVER RD | CHARLOTTEVILLE | 22901 | \$525,000 | 12/10/2024 | Detached | 2,120 | Sold | 12 | 4 |
| 430 | No | Abernathy | 1041 WINTERGREEN LN | CHARLOTTEVILLE | 22903 | \$525,000 | 9/30/2024 | Detached | 1,938 | Sold | 9 | 3 |
| 431 | No | Charlotte | 1194 LOCUST AVE | CHARLOTTEVILLE | 22901 | \$525,000 | 7/1/2024 | Detached | 1,371 | Sold | 7 | 3 |
| 432 | No | Abernathy | 1322 STONEGATE CT | CROZET | 22932 | \$525,000 | 11/14/2024 | Detached | 1,851 | Sold - Car | 11 | 4 |
| 433 | No | Abernathy | 1311 STONEGATE CT | CROZET | 22932 | \$525,000 | 7/1/2024 | Detached | 2,037 | Sold | 7 | 3 |
| 434 | No | Fuquay | 677 JUSTIN DR | PALMYRA | 22963 | \$525,000 | 11/1/2024 | Detached | 3,516 | Sold | 11 | 4 |
| 435 | No | Nelson | 104 SADDLE RIDGE LN | NELLYSFORD | 22956 | \$527,500 | 12/17/2024 | Detached | 2,192 | Sold | 12 | 4 |
| 436 | No | Abernathy | 339 CROZETFIELD CT | CHARLOTTEVILLE | 22911 | \$528,000 | 11/21/2024 | Detached | 3,126 | Sold | 11 | 4 |
| 437 | No | Abernathy | 1115 HIGHLANDS DR | CHARLOTTEVILLE | 22901 | \$528,000 | 11/22/2024 | Detached | 1,988 | Sold | 11 | 4 |
| 438 | No | Charlotte | 218 CAMELLIA DR | CHARLOTTEVILLE | 22903 | \$528,000 | 12/6/2024 | Detached | 1,437 | Sold | 12 | 4 |
| 439 | No | Abernathy | 2211 WESTOVER CIR | CHARLOTTEVILLE | 22901 | \$530,000 | 11/8/2024 | Detached | 2,188 | Sold | 11 | 4 |
| 440 | No | Abernathy | 1809 HEARTH-GLOW LN | CHARLOTTEVILLE | 22901 | \$530,000 | 8/1/2024 | Detached | 2,284 | Sold | 8 | 3 |
| 441 | No | Charlotte | 1401 MELBOURNE RD | CHARLOTTEVILLE | 22901 | \$530,000 | 7/18/2024 | Detached | 2,548 | Sold | 7 | 3 |
| 442 | No | Charlotte | 1032 PARK ST | CHARLOTTEVILLE | 22901 | \$530,000 | 8/23/2024 | Detached | 1,556 | Sold | 8 | 3 |
| 443 | No | Nelson | 451 RAINBOW RIDGE RD | FABER | 22938 | \$530,000 | 8/7/2024 | Detached | 2,275 | Sold | 8 | 3 |
| 444 | No | Nelson | 342 FOOTHILLS DR | NELLYSFORD | 22956 | \$530,000 | 12/16/2024 | Detached | 2,155 | Sold | 12 | 4 |
| 445 | No | Nelson | 1095 DEVILS KNOB LOOP | WINTERGREEN RES | 22967 | \$531,000 | 8/16/2024 | Detached | 2,371 | Sold | 8 | 3 |
| 446 | No | Fuquay | 6 ENGLEWOOD DR | PALMYRA | 22963 | \$533,000 | 10/8/2024 | Detached | 2,274 | Sold | 10 | 4 |
| 447 | No | Abernathy | 2148 LAKESIDE DR | CHARLOTTEVILLE | 22901 | \$534,450 | 12/17/2024 | Detached | 1,880 | Sold | 12 | 4 |
| 448 | No | Geene | 110 BIRCH WAY | BARBOURSVILLE | 22923 | \$535,000 | 12/16/2024 | Detached | 2,352 | Sold | 12 | 4 |
| 449 | No | Abernathy | 5775 JEFFERSON MILL RD | SCOTTSVILLE | 24590 | \$535,000 | 7/18/2024 | Detached | 2,184 | Sold | 7 | 3 |
| 450 | No | Geene | 182 COUNTRY CLUB DR | STANARDSVILLE | 22973 | \$535,000 | 11/25/2024 | Detached | 3,184 | Sold | 11 | 4 |
| 451 | No | Geene | 190 WILLOW WAY RD | BARBOURSVILLE | 22923 | \$540,000 | 11/21/2024 | Detached | 3,425 | Sold | 11 | 4 |
| 452 | No | Charlotte | 114 WESTWOOD CIR | CHARLOTTEVILLE | 22903 | \$540,000 | 10/29/2024 | Detached | 1,800 | Sold | 10 | 4 |
| 453 | No | Charlotte | 1115 SAINT CHARLES CT | CHARLOTTEVILLE | 22901 | \$540,000 | 7/18/2024 | Detached | 1,868 | Sold | 7 | 3 |
| 454 | No | Louisia | 328 LAUREL RIDGE DR | MINERAL | 23117 | \$540,000 | 8/2/2024 | Detached | 2,250 | Sold | 8 | 3 |
| 455 | No | Nelson | 637 CEDAR MEADOW DR | NELLYSFORD | 22956 | \$540,000 | 12/16/2024 | Detached | 1,982 | Sold | 12 | 4 |
| 456 | No | Geene | 7250 AMICUS RD | RUCKERSVILLE | 22966 | \$544,000 | 7/17/2024 | Detached | 3,314 | Sold | 7 | 3 |
| 457 | No | Abernathy | 700 BRADFORD LN | EARLYSVILLE | 22936 | \$545,000 | 7/25/2024 | Detached | 2,127 | Sold | 7 | 3 |
| 458 | No | Fuquay | 1022 N BOSTON RD | TROY | 22974 | \$547,500 | 7/1/2024 | Detached | 2,954 | Sold | 7 | 3 |
| 459 | No | Nelson | 78 LAUREL SPRINGS DR | WINTERGREEN RES | 22967 | \$549,000 | 8/22/2024 | Detached | 2,300 | Sold | 8 | 3 |
| 460 | No | Abernathy | 2282 MAGNOLIA BEND | CHARLOTTEVILLE | 22911 | \$550,000 | 10/8/2024 | Detached | 2,026 | Sold | 10 | 4 |
| 461 | No | Charlotte | 809 EAST JEFFERSON ST | CHARLOTTEVILLE | 22902 | \$550,000 | 10/4/2024 | Detached | 1,890 | Sold | 10 | 4 |
| 462 | No | Charlotte | 322 NE 11TH ST | CHARLOTTEVILLE | 22902 | \$550,000 | 7/1/2024 | Detached | 1,152 | Sold - Car | 7 | 3 |
| 463 | No | Charlotte | 2206 JEFFERSON PARK AVE | CHARLOTTEVILLE | 22903 | \$550,000 | 8/2/2024 | Detached | 1,778 | Sold | 8 | 3 |
| 464 | No | Abernathy | 8880 HOWARDSVILLE TPNE | SCHUYLER | 22969 | \$550,000 | 11/15/2024 | Detached | 2,800 | Sold | 11 | 4 |
| 465 | No | Abernathy | 2923 DELEWOOD DR | CHARLOTTEVILLE | 22901 | \$552,000 | 11/11/2024 | Detached | 1,911 | Sold | 11 | 4 |
| 466 | No | Abernathy | 132 OAK FOREST CIR | CHARLOTTEVILLE | 22901 | \$552,000 | 12/18/2024 | Detached | 2,396 | Sold | 12 | 4 |
| 467 | No | Nelson | 2070 LAUREL SPRINGS DR | WINTERGREEN RES | 22967 | \$552,000 | 1/16/2024 | Detached | 2,536 | Sold | 1 | 4 |
| 468 | No | Charlotte | 322 NE 11TH ST | CHARLOTTEVILLE | 22902 | \$554,000 | 12/5/2024 | Detached | 1,152 | Sold | 12 | 4 |
| 469 | No | Charlotte | 2612 WILLARD DR | CHARLOTTEVILLE | 22903 | \$555,000 | 10/16/2024 | Detached | 1,815 | Sold | 10 | 4 |
| 470 | No | Abernathy | 1825 WICKHAM PL | CHARLOTTEVILLE | 22901 | \$557,000 | 7/12/2024 | Detached | 2,774 | Sold | 7 | 3 |
| 471 | No | Abernathy | 1843 KEISER RIDGE RD | CHARLOTTEVILLE | 22911 | \$559,500 | 7/10/2024 | Detached | 2,712 | Sold | 7 | 3 |
| 472 | No | Abernathy | 1310 COURTYARD DR | CHARLOTTEVILLE | 22903 | \$560,000 | 8/18/2024 | Detached | 2,180 | Sold | 8 | 3 |
| 473 | No | Louisia | 89 LILAC TER | GORDONSVILLE | 22942 | \$560,000 | 11/22/2024 | Detached | 3,271 | Sold | 11 | 4 |
| 474 | No | Louisia | 5212 SPYD MILL RD | LOUISA | 23063 | \$560,000 | 12/9/2024 | Detached | 1,512 | Sold | 12 | 4 |
| 475 | No | Fuquay | 211 LILAC PL | PALMYRA | 22963 | \$560,000 | 7/18/2024 | Detached | 2,944 | Sold | 7 | 3 |
| 476 | No | Abernathy | 2805 NORTHFIELD RD | CHARLOTTEVILLE | 22901 | \$562,000 | 7/3/2024 | Detached | 2,938 | Sold | 7 | 3 |
| 477 | No | Abernathy | 1801 WICKHAM PL | CHARLOTTEVILLE | 22901 | \$565,000 | 9/3/2024 | Detached | 2,860 | Sold | 9 | 3 |
| 478 | No | Charlotte | 2308 FAULETON DR | CHARLOTTEVILLE | 22901 | \$565,000 | 12/8/2024 | Detached | 2,310 | Sold | 12 | 4 |
| 479 | No | Fuquay | 9 HAWKS PL | PALMYRA | 22963 | \$565,000 | 10/28/2024 | Detached | 4,097 | Sold | 10 | 4 |
| 480 | No | Geene | 122 WIND RIDGE DR | RUCKERSVILLE | 22966 | \$565,000 | 8/2/2024 | Detached | 2,800 | Sold | 8 | 3 |
| 481 | No | Louisia | 315 WILLOW RIDGE RD | TROY | 22974 | \$565,000 | 12/27/2024 | Detached | 3,695 | Sold | 12 | 4 |
| 482 | No | Nelson | 96 WOODLILY LN | WINTERGREEN RES | 22967 | \$565,000 | 8/16/2024 | Detached | 2,426 | Sold | 8 | 3 |
| 483 | No | Nelson | 72 CHARRELL TREE LN | WINTERGREEN RES | 22967 | \$565,000 | 8/28/2024 | Detached | 1,496 | Sold | 8 | 3 |
| 484 | No | Louisia | 35 APPALACHIAN LN | ZION CROSSROADS | 22942 | \$565,000 | 8/10/2024 | Detached | 4,070 | Sold | 8 | 3 |
| 485 | No | Abernathy | 3167 AUTUMN WOODS DR | CHARLOTTEVILLE | 22911 | \$569,500 | 8/9/2024 | Detached | 2,788 | Sold | 8 | 3 |
| 486 | No | Abernathy | 3830 GLENAIRE DR | CHARLOTTEVILLE | 22901 | \$570,000 | 7/18/2024 | Detached | 2,320 | Sold | 7 | 3 |
| 487 | No | Abernathy | 1784 LANETOWN WAY | CROZET | 22932 | \$570,000 | 10/30/2024 | Detached | 3,012 | Sold | 10 | 4 |
| 488 | No | Nelson | 507 TRUSLOWS LN | NELLYSFORD | 22956 | \$570,000 | 10/25/2024 | Detached | 2,854 | Sold | 10 | 4 |
| 489 | No | Geene | 1407 CHAPMAN RD | RUCKERSVILLE | 22973 | \$570,000 | 7/18/2024 | Detached | 4,124 | Sold | 7 | 3 |
| 490 | No | Abernathy | 1126 FOXVALE LN | CHARLOTTEVILLE | 22902 | \$572,500 | 9/30/2024 | Detached | 2,324 | Sold | 9 | 3 |
| 491 | No | Abernathy | 2032 AMBERFIELD CT | CHARLOTTEVILLE | 22911 | \$575,000 | 8/8/2024 | Detached | 2,120 | Sold | 8 | 3 |
| 492 | No | Louisia | 102 APPALACHIAN LN | ZION CROSSROADS | 22942 | \$577,000 | 7/1/2024 | Detached | 2,478 | Sold | 7 | 3 |

| | | | | | | | | | | | | |
|-----|----|-----------|-----------------------------|-----------------|-------|-----------|------------|----------|-------|------------|----|---|
| 490 | 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 | 658 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 | 2,980 | 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 LODESTAR EST | NELLYSFORD | 22968 | \$584,000 | 06/27/2024 | Detached | 1,824 | Sold | 6 | 3 |
| 499 | No | Abemarle | 1113 RAINTREE DR | CHARLOTTEVILLE | 22901 | \$585,000 | 01/20/2024 | 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 | 04/20/24 | Detached | 1,416 | Sold | 6 | 3 |
| 502 | No | Abemarle | 6980 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 | 1644 PURPLE SAGE CT | CHARLOTTEVILLE | 22911 | \$589,000 | 12/15/2024 | Detached | 2,792 | Sold | 12 | 4 |
| 505 | No | Abemarle | 5630 AKEVOR LN | SCOTTSVILLE | 24580 | \$589,000 | 09/9/2024 | Detached | 2,786 | Sold | 8 | 3 |
| 506 | No | Abemarle | 2517 BASTHAM RD | CHARLOTTEVILLE | 22911 | \$590,000 | 09/9/2024 | 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 | 16 | 4 |
| 511 | No | Abemarle | 1790 EMPRESS PL | CHARLOTTEVILLE | 22911 | \$599,000 | 10/31/2024 | Detached | 2,648 | Sold | 16 | 4 |
| 512 | No | Abemarle | 3007 SUN VALLEY DR | CHARLOTTEVILLE | 22903 | \$599,000 | 12/20/2024 | Detached | 3,155 | Sold | 12 | 4 |
| 513 | No | Abemarle | 2083 LINLIER CT | CHARLOTTEVILLE | 22911 | \$600,000 | 10/4/2024 | Detached | 3,056 | Sold | 16 | 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 | 103 MORGAN CT | CHARLOTTEVILLE | 22902 | \$600,000 | 12/18/2024 | Detached | 2,040 | Sold | 12 | 4 |
| 518 | No | Abemarle | 4370 SADDLE CT | EARLYVILLE | 22936 | \$600,000 | 02/9/2024 | Detached | 3,560 | Sold | 8 | 3 |
| 519 | No | Fuquaria | 660 SPRING MEADOW LN | KESWICK | 22947 | \$600,000 | 01/14/2024 | Detached | 2,878 | Sold | 6 | 3 |
| 520 | No | Louis | 1839 KENTS MILL RD | LOUISA | 22953 | \$600,000 | 01/13/2024 | Detached | 1,712 | Sold | 6 | 3 |
| 521 | No | Fuquaria | 11 CHATHAM LN | PALMYRA | 22963 | \$600,000 | 10/31/2024 | Detached | 3,138 | Sold | 16 | 4 |
| 522 | No | Fuquaria | 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 | 208 GREENFIELD RD | ARTON | 22920 | \$610,000 | 07/1/2024 | Detached | 2,320 | Sold | 7 | 3 |
| 528 | No | Greene | 281 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 | 16 | 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 | 1488 MONROGAN DR | NELLYSFORD | 22958 | \$610,000 | 08/6/2024 | Detached | 2,465 | Sold | 8 | 3 |
| 533 | No | Charlotte | 2007 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 | 534 DUNBAR DR | CHARLOTTEVILLE | 22901 | \$620,000 | 01/18/2024 | Detached | 2,794 | Sold | 6 | 3 |
| 536 | No | Greene | 692 CARDOON DR | RUCKERSVILLE | 22968 | \$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 | 724 COLE ST | CHARLOTTEVILLE | 22901 | \$625,000 | 09/4/2024 | 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 | 08/2/2024 | Detached | 1,857 | Sold | 8 | 3 |
| 541 | No | Abemarle | 2834 SHANNON GLEN CT | EARLYVILLE | 22936 | \$625,000 | 12/18/2024 | Detached | 3,471 | Sold | 12 | 4 |
| 542 | No | Fuquaria | 4 PENKINDL CIR | PALMYRA | 22963 | \$625,000 | 8/19/2024 | 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 | SCOTTSVILLE | 24580 | \$625,000 | 10/4/2024 | Detached | 4,820 | Sold | 16 | 4 |
| 545 | No | Abemarle | 1095 EMPRESS PL | CHARLOTTEVILLE | 22911 | \$626,500 | 7/29/2024 | Detached | 2,448 | Sold | 7 | 3 |
| 546 | No | Greene | 188 WIND RIDGE DR | RUCKERSVILLE | 22968 | \$627,000 | 01/18/2024 | Detached | 3,831 | Sold | 8 | 3 |
| 547 | No | Abemarle | 1821 HEARTHGLOW LN | CHARLOTTEVILLE | 22901 | \$630,000 | 12/4/2024 | Detached | 3,572 | Sold | 12 | 4 |
| 548 | No | Abemarle | 1891 GLAY DR | CROZET | 22932 | \$630,000 | 10/15/2024 | Detached | 2,784 | Sold | 16 | 4 |
| 549 | No | Abemarle | 6302 LITTLE FOX LN | CHARLOTTEVILLE | 22903 | \$635,000 | 7/1/2024 | Detached | 2,784 | Sold | 7 | 3 |
| 550 | No | Abemarle | 714 HIGHGATE RDW | CROZET | 22932 | \$635,000 | 01/7/2024 | Detached | 1,850 | Sold | 7 | 3 |
| 551 | No | Abemarle | 104 WOODCREST CT | CHARLOTTEVILLE | 22901 | \$639,000 | 7/16/2024 | Detached | 3,820 | 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 | 03/30/2024 | Detached | 2,783 | Sold | 8 | 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 | 16 | 4 |
| 557 | No | Greene | 48 YATES CIR | STANFORDVILLE | 22973 | \$645,000 | 7/31/2024 | 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 | 1188 FOXCHASE RDG | CHARLOTTEVILLE | 22902 | \$649,000 | 11/14/2024 | Detached | 2,918 | Sold | 11 | 4 |
| 560 | No | Charlotte | 1628 RIALTO ST | CHARLOTTEVILLE | 22902 | \$649,950 | 09/3/2024 | Detached | 2,412 | Sold | 8 | 3 |
| 561 | No | Abemarle | 3503 MONROGAN DR W | CHARLOTTEVILLE | 22901 | \$650,000 | 10/12/2024 | Detached | 3,022 | Sold | 16 | 4 |
| 562 | No | Abemarle | 453 PEACOCK DR | CHARLOTTEVILLE | 22903 | \$650,000 | 10/7/2024 | Detached | 2,652 | Sold | 16 | 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 | 16 | 4 |
| 566 | No | Abemarle | 168 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 | 10/8/2024 | Detached | 1,783 | Sold | 16 | 4 |
| 568 | No | Louis | 176 CHAMPIONS POINTE 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 | 16 | 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 MONROGAN DR | NELLYSFORD | 22968 | \$660,000 | 03/3/2024 | Detached | 2,620 | Sold | 6 | 3 |
| 575 | No | Louis | 21 DEERVIEW RD | KESWICK | 22947 | \$665,000 | 7/16/2024 | Detached | 2,988 | Sold | 7 | 3 |
| 576 | No | Nelson | 370 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 | 806 PAGE ST | CHARLOTTEVILLE | 22903 | \$671,000 | 11/15/2024 | Detached | 2,005 | Sold | 11 | 4 |
| 581 | No | Abemarle | 620 MONTH DR | EARLYVILLE | 22936 | \$674,000 | 10/18/2024 | Detached | 3,650 | Sold | 16 | 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 | 1,980 | 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 | 01/20/2024 | Detached | 2,328 | Sold | 8 | 3 |
| 587 | No | Abemarle | 1593 BLICK MOUNTAIN RD | EARLYVILLE | 22936 | \$675,000 | 02/6/2024 | Detached | 3,000 | Sold | 8 | 3 |
| 588 | No | Fuquaria | 4000 DEEP CREEK RD | KENTS STORE | 23064 | \$675,000 | 10/22/2024 | Detached | 1,417 | Sold | 16 | 4 |
| 589 | No | Nelson | 2072 EAST BRANCH LOOP | ROSELAND | 22967 | \$675,000 | 10/30/2024 | Detached | 2,624 | Sold | 16 | 4 |
| 590 | No | Greene | 3 JEFFERSON RD | STANFORDVILLE | 22973 | \$675,000 | 09/3/2024 | Detached | 4,476 | Sold | 8 | 3 |
| 591 | No | Abemarle | 9315 CHESTNUT GROVE RD | ESMONT | 22837 | \$675,600 | 12/5/2024 | Detached | 4,578 | Sold | 12 | 4 |

| | | | | | | | | | | | | |
|-----|----|-----------|--------------------------|-----------------|-------|-----------|------------|----------|-------|------------|----|---|
| 592 | No | Abemarle | 1640 PEPPERIDGE LN | CHARLOTTEVILLE | 22911 | \$680,000 | 7/15/2024 | Detached | 3,113 | Sold | 7 | 3 |
| 593 | No | Geesee | 87 WESTOVER DR | RUCKERSVILLE | 22969 | \$680,000 | 7/22/2024 | Detached | 4,052 | Sold | 7 | 3 |
| 594 | No | Louisa | 225 TURKEY TROT LN | ZION CROSSROADS | 22942 | \$682,000 | 7/9/2024 | Detached | 2,983 | Sold | 7 | 3 |
| 595 | No | Abemarle | 138 DELPHI LN | CHARLOTTEVILLE | 22911 | \$685,000 | 8/18/2024 | Detached | 3,212 | Sold | 8 | 3 |
| 596 | No | Abemarle | 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 | 8/26/2024 | 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 | Abemarle | 56 HICKORY LN | CHARLOTTEVILLE | 22911 | \$687,500 | 12/7/2024 | Detached | 2,542 | Sold | 10 | 4 |
| 600 | No | Nelson | 96 RAVENS ROOST LN | ROSELAND | 22967 | \$689,000 | 10/3/2024 | Detached | 2,100 | Sold | 10 | 4 |
| 601 | No | Abemarle | 1277 DULORA 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 CHESTERAKE ST | CHARLOTTEVILLE | 22902 | \$690,000 | 8/15/2024 | Detached | 2,224 | Sold | 8 | 3 |
| 604 | No | Abemarle | 780 CLEOPATRA CT | EARLYVILLE | 22936 | \$690,000 | 8/23/2024 | Detached | 3,181 | Sold | 8 | 3 |
| 605 | No | Nelson | 492 BLACKROCK DR | WINTERGREEN RES | 22969 | \$690,000 | 10/29/2024 | Detached | 3,678 | 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 | Abemarle | 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 | Abemarle | 1386 CROZET AVE | CROZET | 22932 | \$699,000 | 7/29/2024 | Detached | 2,291 | Sold | 7 | 3 |
| 611 | No | Abemarle | 1920 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 | Geesee | 97 BATHOLOMEW PL | STANARDSVILLE | 22973 | \$700,000 | 7/19/2024 | Detached | 3,142 | Sold | 7 | 3 |
| 615 | No | Abemarle | 3419 STEAMER DR | KESWICK | 22947 | \$702,500 | 10/28/2024 | Detached | 3,174 | Sold | 10 | 4 |
| 616 | No | Abemarle | 3221 POPLAR RIDGE RD | CHARLOTTEVILLE | 22911 | \$705,000 | 7/17/2024 | Detached | 3,528 | Sold | 7 | 3 |
| 617 | No | Abemarle | 1670 MILL TON RD | CHARLOTTEVILLE | 22902 | \$705,000 | 8/28/2024 | Detached | 3,500 | Sold | 8 | 3 |
| 618 | No | Abemarle | 6010 HAWKWOOD RE | EARLYVILLE | 22936 | \$705,000 | 8/15/2024 | Detached | 4,198 | Sold | 7 | 3 |
| 619 | No | Nelson | 37 GRAY SQUIRREL LN | NELLYSPORD | 22957 | \$706,500 | 10/28/2024 | Detached | 4,167 | Sold | 10 | 4 |
| 620 | No | Abemarle | 5349 WINDY RIDGE RD | CHARLOTTEVILLE | 22903 | \$708,000 | 10/29/2024 | Detached | 3,928 | Sold | 10 | 4 |
| 621 | No | Abemarle | 2220 FRAY RD | ADVANCE MILLS | 22968 | \$710,000 | 10/24/2024 | Detached | 3,884 | Sold | 10 | 4 |
| 622 | No | Abemarle | 1220 BUCK MOUNTAIN RD | EARLYVILLE | 22936 | \$710,000 | 9/2/2024 | Detached | 2,775 | Sold | 9 | 3 |
| 623 | No | Abemarle | 5374 GORDONVILLE RD | CISMONT | 22947 | \$715,000 | 8/30/2024 | Detached | 2,320 | Sold | 8 | 3 |
| 624 | No | Abemarle | 2704 SOUTHERN HILLS CT | NORTH GARDEN | 22959 | \$715,000 | 12/5/2024 | Detached | 2,876 | Sold | 12 | 4 |
| 625 | No | Abemarle | 5377 HAVENWOOD LN | SCHUYLER | 22969 | \$715,000 | 12/4/2024 | Detached | 4,423 | Sold | 12 | 4 |
| 626 | No | Abemarle | 194 HADEN LN | CROZET | 22932 | \$719,000 | 11/15/2024 | Detached | 2,648 | Sold | 11 | 4 |
| 627 | No | Nelson | 355 JONESBORO RD | ROSELAND | 22967 | \$725,000 | 11/25/2024 | Detached | 2,865 | 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 | Geesee | 91 JEREMAH CT | STANARDSVILLE | 22973 | \$725,000 | 7/19/2024 | Detached | 3,299 | Sold | 7 | 3 |
| 630 | No | Fuquania | 43 S BEARWOOD DR | PALMYRA | 22963 | \$729,000 | 11/23/2024 | Detached | 2,805 | Sold | 11 | 4 |
| 631 | No | Abemarle | 958 GREENWOOD RD | CROZET | 22932 | \$732,000 | 11/6/2024 | Detached | 2,644 | Sold | 11 | 4 |
| 632 | No | Louisa | 181 MT AIRY RD | LOUISA | 23093 | \$732,700 | 10/29/2024 | Detached | 3,988 | Sold | 10 | 4 |
| 633 | No | Abemarle | 4994 STONY POINT PASS | KESWICK | 22947 | \$735,000 | 8/1/2024 | Detached | 2,844 | Sold - Con | 8 | 3 |
| 634 | No | Nelson | 107 CEDARS PT | WINTERGREEN RES | 22967 | \$739,000 | 10/9/2024 | Detached | 3,326 | Sold | 10 | 4 |
| 635 | No | Abemarle | 1174 RIVER OAKS LN | CHARLOTTEVILLE | 22901 | \$740,000 | 7/29/2024 | Detached | 2,998 | Sold | 7 | 3 |
| 636 | No | Abemarle | 2677 KENDAL WOOD LN | CHARLOTTEVILLE | 22911 | \$742,000 | 7/9/2024 | Detached | 3,718 | Sold | 7 | 3 |
| 637 | No | Abemarle | 205 CHAUCER 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 | Abemarle | 1461 BUTLER ST | CHARLOTTEVILLE | 22901 | \$748,500 | 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 CATOCTIN DR | WINTERGREEN | 22967 | \$749,000 | 12/9/2024 | Detached | 3,181 | Sold | 12 | 4 |
| 642 | No | Abemarle | 838 HEATHFIELD LN | CROZET | 22932 | \$749,000 | 7/7/2024 | Detached | 2,643 | Sold | 7 | 3 |
| 643 | No | Abemarle | 1483 TERRACE LN | CHARLOTTEVILLE | 22911 | \$750,000 | 11/18/2024 | Detached | 3,325 | Sold | 11 | 4 |
| 644 | No | Abemarle | 101 VICAR CT | CHARLOTTEVILLE | 22901 | \$750,000 | 7/10/2024 | Detached | 3,040 | Sold | 7 | 3 |
| 645 | No | Abemarle | 5476 BROWNSVILLE RD | CHARLOTTEVILLE | 22903 | \$750,000 | 8/8/2024 | Detached | 3,084 | Sold | 8 | 3 |
| 646 | No | Abemarle | 8186 WEST END DR | CROZET | 22932 | \$750,000 | 9/30/2024 | Detached | 2,818 | Sold | 9 | 3 |
| 647 | No | Fuquania | 939 CROSS CREEK WAY | PALMYRA | 22963 | \$750,000 | 8/8/2024 | Detached | 3,705 | Sold | 8 | 3 |
| 648 | No | Fuquania | 1133 HUNTERS LODGE RD | TROY | 22974 | \$750,000 | 12/20/2024 | Detached | 2,280 | Sold | 12 | 4 |
| 649 | No | Abemarle | 1644 VIA FLORENCE | CHARLOTTEVILLE | 22911 | \$751,000 | 12/9/2024 | Detached | 3,800 | Sold | 10 | 4 |
| 650 | No | Abemarle | 328 SQUIRREL PATH | CHARLOTTEVILLE | 22901 | \$752,500 | 11/8/2024 | Detached | 3,291 | Sold | 11 | 4 |
| 651 | No | Abemarle | 2110 WHIPPOORWILL RD | CHARLOTTEVILLE | 22901 | \$755,000 | 10/16/2024 | Detached | 2,040 | Sold | 10 | 4 |
| 652 | No | Abemarle | 2801 NORTHFIELD RD | CHARLOTTEVILLE | 22901 | \$755,000 | 11/14/2024 | Detached | 3,548 | Sold | 11 | 4 |
| 653 | No | Abemarle | 1909 PURPLE SAGE CT | CHARLOTTEVILLE | 22911 | \$757,500 | 9/4/2024 | Detached | 3,338 | Sold | 9 | 3 |
| 654 | No | Abemarle | 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 | 3,008 | 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 | Abemarle | 310 CARRSBROOK DR | CHARLOTTEVILLE | 22901 | \$765,000 | 10/17/2024 | Detached | 3,782 | Sold | 10 | 4 |
| 658 | No | Fuquania | 27 MORROWOOD PL | PALMYRA | 22963 | \$769,000 | 7/29/2024 | Detached | 3,336 | Sold | 7 | 3 |
| 659 | No | Geesee | 577 ADVANCE MILLS RD | RUCKERSVILLE | 22968 | \$767,500 | 10/28/2024 | Detached | 2,278 | Sold | 10 | 4 |
| 660 | No | Abemarle | 630 MILLER SCHOOL RD | CHARLOTTEVILLE | 22903 | \$775,000 | 10/11/2024 | Detached | 3,780 | Sold | 10 | 4 |
| 661 | No | Abemarle | 301 DOVER RD | CHARLOTTEVILLE | 22901 | \$775,000 | 8/13/2024 | Detached | 3,728 | Sold | 8 | 3 |
| 662 | No | Abemarle | 894 GOLF VIEW DR | CROZET | 22932 | \$775,000 | 8/22/2024 | Detached | 2,850 | Sold | 8 | 3 |
| 663 | No | Fuquania | 2325 SCLATERS FORD RD | PALMYRA | 22963 | \$775,000 | 8/28/2024 | Detached | 3,078 | Sold | 8 | 3 |
| 664 | No | Geesee | 53 DOERS DR | RUCKERSVILLE | 22968 | \$779,000 | 10/7/2024 | Detached | 5,432 | Sold | 10 | 4 |
| 665 | No | Geesee | 4126 AMCUS RD | STANARDSVILLE | 22973 | \$779,000 | 11/21/2024 | Detached | 1,456 | Sold | 11 | 4 |
| 666 | No | Abemarle | 739 MONTSI 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 | Abemarle | 2444 MAPLE RIDGE DR | CHARLOTTEVILLE | 22911 | \$782,500 | 7/1/2024 | Detached | 2,790 | Sold | 7 | 3 |
| 669 | No | Abemarle | 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 | \$789,000 | 8/16/2024 | Detached | 2,340 | Sold | 8 | 3 |
| 671 | No | Abemarle | 481 CLARKS TRACT | KESWICK | 22947 | \$789,000 | 11/15/2024 | Detached | 2,914 | Sold | 11 | 4 |
| 672 | No | Louisa | 33 HERITAGE DR | ZION CROSSROADS | 22942 | \$789,000 | 8/23/2024 | Detached | 3,008 | Sold | 8 | 3 |
| 673 | No | Abemarle | 4721 HELIOS PATH | BARROURSVILLE | 22929 | \$789,000 | 7/29/2024 | Detached | 3,188 | Sold | 7 | 3 |
| 674 | No | Abemarle | 117 S INDIAN SPRING RD | CHARLOTTEVILLE | 22901 | \$789,000 | 8/11/2024 | Detached | 3,631 | Sold | 8 | 3 |
| 675 | No | Abemarle | 161 SAN MARCOS WAY | CROZET | 22932 | \$792,000 | 11/15/2024 | Detached | 2,352 | Sold | 11 | 4 |
| 676 | No | Nelson | 370 PINEY MOUNTAIN LN | SHIPMAN | 22971 | \$794,000 | 7/11/2024 | Detached | 3,401 | Sold | 7 | 3 |
| 677 | No | Abemarle | 8455 SIGNAL HL | AFTON | 22920 | \$795,000 | 12/18/2024 | Detached | 3,558 | Sold | 12 | 4 |
| 678 | No | Abemarle | 2040 BROWNSTONE LN | CHARLOTTEVILLE | 22901 | \$795,000 | 8/15/2024 | Detached | 4,138 | Sold - Con | 8 | 3 |
| 679 | No | Abemarle | 4245 WOODTHRUSH LN | BARROURSVILLE | 22923 | \$800,000 | 8/10/2024 | Detached | 4,131 | Sold | 8 | 3 |
| 680 | No | Abemarle | 1451 PRINDALE RD | CHARLOTTEVILLE | 22901 | \$800,000 | 7/10/2024 | Detached | 2,640 | Sold | 7 | 3 |
| 681 | No | Louisa | 136 HARRIS CREEK RD | LOUISA | 23093 | \$800,000 | 7/12/2024 | Detached | 5,303 | Sold | 7 | 3 |
| 682 | No | Abemarle | 708 HIGHGATE ROW | CROZET | 22932 | \$805,000 | 7/2/2024 | Detached | 2,853 | Sold | 7 | 3 |
| 683 | No | Abemarle | 1704 SHELTON ST | CHARLOTTEVILLE | 22901 | \$808,000 | 8/8/2024 | Detached | 2,882 | Sold | 8 | 3 |
| 684 | No | Charlotte | 1613 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 | Abemarle | 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 | Abemarle | 538 LAMARAS DR | CROZET | 22932 | \$815,000 | 10/2/2024 | Detached | 3,150 | Sold | 10 | 4 |
| 689 | No | Abemarle | 2190 OLYMPIAN 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 |

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|-----|----|-----------|---------------------------|-----------------|-------|-------------|------------|----------|-------|------------|----|---|
| 691 | No | Abemarle | 3540 DEVON PINES | KESWICK | 22947 | \$620,000 | 7/29/2024 | Detached | 3,725 | Sold | 7 | 3 |
| 692 | No | Nelson | 159 EAST CATOCTIN DR | WINTERGREEN RES | 22967 | \$620,000 | 11/6/2024 | Detached | 4,548 | Sold | 11 | 4 |
| 693 | No | Abemarle | 1730 OLD FORGE RD | CHARLOTTEVILLE | 22901 | \$621,025 | 12/9/2024 | Detached | 3,354 | Sold | 12 | 4 |
| 694 | No | Abemarle | 1993 RIDGE TOP DR | CHARLOTTEVILLE | 22903 | \$625,000 | 8/13/2024 | Detached | 2,696 | Sold | 8 | 3 |
| 695 | No | Abemarle | 1288 STILL MEADOW AVE | CHARLOTTEVILLE | 22901 | \$625,000 | 9/3/2024 | Detached | 3,281 | Sold | 9 | 3 |
| 696 | No | Fuquay | 637 MEADOW BROOK LN | TROY | 22974 | \$625,000 | 10/18/2024 | Detached | 3,344 | Sold | 10 | 4 |
| 697 | No | Charlotte | 464 NICHOLSON ST | CHARLOTTEVILLE | 22901 | \$632,000 | 11/19/2024 | Detached | 2,414 | Sold | 11 | 4 |
| 698 | No | Nelson | 85 NORTH ROCK TREE LN | WINTERGREEN RES | 22967 | \$635,000 | 11/5/2024 | Detached | 3,328 | Sold | 11 | 4 |
| 699 | No | Abemarle | 230 BUFFALO HILLS RD | EARLYVILLE | 22936 | \$636,000 | 7/25/2024 | Detached | 4,971 | Sold | 7 | 3 |
| 700 | No | Abemarle | 5781 WYANT LN | CHARLOTTEVILLE | 22903 | \$640,000 | 12/6/2024 | Detached | 3,387 | Sold | 12 | 4 |
| 701 | No | Abemarle | 2797 PROFFIT RD | CHARLOTTEVILLE | 22911 | \$650,000 | 11/18/2024 | Detached | 1,794 | Sold | 11 | 4 |
| 702 | No | Abemarle | 2897 LONGBRANCH FARM | CHARLOTTEVILLE | 22902 | \$650,000 | 12/12/2024 | Detached | 2,766 | Sold | 12 | 4 |
| 703 | No | Charlotte | 2559 BRUNSWICK RD | CHARLOTTEVILLE | 22903 | \$650,000 | 10/4/2024 | Detached | 1,244 | Sold | 10 | 4 |
| 704 | No | Charlotte | 817 MONTROSE AVE | CHARLOTTEVILLE | 22902 | \$650,000 | 7/3/2024 | Detached | 2,604 | Sold | 7 | 3 |
| 705 | No | Abemarle | 7053 HAMPSTEAD DR | CROZET | 22932 | \$650,000 | 11/21/2024 | Detached | 3,048 | Sold | 11 | 4 |
| 706 | No | Abemarle | 3632 VICTORIA LN | KESWICK | 22947 | \$650,000 | 12/27/2024 | Detached | 3,842 | Sold | 12 | 4 |
| 707 | No | Nelson | 32 SHADOW CREST LN | NELLYSFORD | 22958 | \$650,000 | 11/15/2024 | Detached | 4,242 | Sold | 11 | 4 |
| 708 | No | Nelson | 1887 MONROE DR | NELLYSFORD | 22958 | \$650,000 | 7/26/2024 | Detached | 3,532 | Sold | 7 | 3 |
| 709 | No | Louis | 1355 SEAR ISLAND PKWY | ZION CROSSROADS | 22942 | \$650,000 | 7/19/2024 | Detached | 3,378 | Sold | 7 | 3 |
| 710 | No | Abemarle | 2015 BROWNSTONE LN | CHARLOTTEVILLE | 22901 | \$660,000 | 8/26/2024 | Detached | 3,863 | Sold | 8 | 3 |
| 711 | No | Abemarle | 798 GOLF VIEW DR | CROZET | 22932 | \$660,000 | 10/11/2024 | Detached | 2,987 | Sold | 10 | 4 |
| 712 | No | Abemarle | 1004 WHISPERING PINES LN | CHARLOTTEVILLE | 22901 | \$665,000 | 7/1/2024 | Detached | 2,955 | Sold | 7 | 3 |
| 713 | No | Abemarle | 5123 BROOK VIEW RD | CROZET | 22932 | \$670,000 | 7/26/2024 | Detached | 3,842 | Sold | 7 | 3 |
| 714 | No | Abemarle | 214 LEGO DR | CHARLOTTEVILLE | 22911 | \$675,000 | 10/16/2024 | Detached | 3,988 | Sold | 10 | 4 |
| 715 | No | Abemarle | 1521 STILL MEADOW CV | CHARLOTTEVILLE | 22901 | \$675,000 | 7/1/2024 | Detached | 3,764 | Sold | 7 | 3 |
| 716 | No | Charlotte | 1965 LEWIS MOUNTAIN RD | CHARLOTTEVILLE | 22903 | \$675,000 | 11/16/2024 | Detached | 1,812 | Sold | 7 | 3 |
| 717 | No | Abemarle | 2616 LAVACA CT | CROZET | 22932 | \$675,000 | 8/2/2024 | Detached | 4,273 | Sold | 8 | 3 |
| 718 | No | Abemarle | 627 JONNA ST | CROZET | 22932 | \$675,000 | 10/23/2024 | Detached | 3,492 | Sold | 10 | 4 |
| 719 | No | Abemarle | 1740 SHELTON ST | CHARLOTTEVILLE | 22901 | \$679,000 | 12/18/2024 | Detached | 3,286 | Sold | 12 | 4 |
| 720 | No | Abemarle | 1441 REYNOLDA DR | CHARLOTTEVILLE | 22902 | \$680,000 | 9/25/2024 | Detached | 3,988 | Sold | 9 | 3 |
| 721 | No | Charlotte | 420 NICHOLSON ST | CHARLOTTEVILLE | 22901 | \$680,000 | 7/30/2024 | Detached | 3,148 | Sold | 7 | 3 |
| 722 | No | Nelson | 133 NORTH ROCK TREE LN | WINTERGREEN RES | 22967 | \$680,000 | 8/13/2024 | Detached | 3,558 | Sold | 8 | 3 |
| 723 | No | Charlotte | 517 BENNETT ST | CHARLOTTEVILLE | 22901 | \$685,000 | 10/15/2024 | Detached | 2,983 | Sold | 10 | 4 |
| 724 | No | Abemarle | 9035 BROOK VIEW RD | CROZET | 22932 | \$685,000 | 8/12/2024 | Detached | 3,756 | Sold | 8 | 3 |
| 725 | No | Abemarle | 6318 PARKWOOD RD | EARLYVILLE | 22936 | \$685,000 | 8/7/2024 | Detached | 3,178 | Sold | 8 | 3 |
| 726 | No | Charlotte | 485 NE 3RD ST | CHARLOTTEVILLE | 22902 | \$685,000 | 7/8/2024 | Detached | 1,882 | Sold | 7 | 3 |
| 727 | No | Abemarle | 2160 UNION MILLS RD | TROY | 22974 | \$695,000 | 8/16/2024 | Detached | 3,976 | Sold | 8 | 3 |
| 728 | No | Abemarle | 2413 WAKEFIELD RD | CHARLOTTEVILLE | 22901 | \$697,200 | 7/11/2024 | Detached | 3,471 | Sold | 7 | 3 |
| 729 | No | Charlotte | 121 SHAMROCK RD | CHARLOTTEVILLE | 22903 | \$698,000 | 9/3/2024 | Detached | 2,754 | Sold | 9 | 3 |
| 730 | No | Abemarle | 320 AGATHA RIDGE CT | CROZET | 22932 | \$698,000 | 9/25/2024 | Detached | 4,114 | Sold | 9 | 3 |
| 731 | No | Abemarle | 4053 FREE UNION RD | CHARLOTTEVILLE | 22901 | \$698,000 | 11/6/2024 | Detached | 2,418 | Sold | 11 | 4 |
| 732 | No | Abemarle | 2230 MICHUM PL | CHARLOTTEVILLE | 22901 | \$698,000 | 8/8/2024 | Detached | 3,423 | Sold | 8 | 3 |
| 733 | No | Charlotte | 120 MINOR RD | CHARLOTTEVILLE | 22903 | \$698,000 | 8/23/2024 | Detached | 1,918 | Sold | 8 | 3 |
| 734 | No | Abemarle | 2570 ANDREW LN | CHARLOTTEVILLE | 22901 | \$697,500 | 7/1/2024 | Detached | 2,388 | Sold | 7 | 3 |
| 735 | No | Abemarle | 1165 OWENSVILLE RD | CHARLOTTEVILLE | 22901 | \$691,000 | 9/3/2024 | Detached | 3,498 | Sold | 9 | 3 |
| 736 | No | Abemarle | 4802 ADVANCE MILLS RD | EARLYVILLE | 22936 | \$691,000 | 8/30/2024 | Detached | 4,500 | Sold | 8 | 3 |
| 737 | No | Abemarle | 1305 DABNEY GRV | CHARLOTTEVILLE | 22901 | \$692,000 | 12/10/2024 | Detached | 3,488 | Sold | 12 | 4 |
| 738 | No | Abemarle | 1288 PENFIELD LN | CHARLOTTEVILLE | 22901 | \$692,000 | 9/11/2024 | Detached | 4,516 | Sold | 9 | 3 |
| 739 | No | Charlotte | 855 LOCUST AVE | CHARLOTTEVILLE | 22902 | \$692,000 | 7/12/2024 | Detached | 2,178 | Sold | 7 | 3 |
| 740 | No | Abemarle | 2224 AMBEROSE WAY | CHARLOTTEVILLE | 22901 | \$695,000 | 10/26/2024 | Detached | 4,747 | Sold | 10 | 4 |
| 741 | No | Louis | 119 DISTAN CT | KESWICK | 22947 | \$695,000 | 12/10/2024 | Detached | 5,764 | Sold | 12 | 4 |
| 742 | No | Nelson | 1339 STONEY CREEK WEST | NELLYSFORD | 22958 | \$695,000 | 8/8/2024 | Detached | 3,075 | Sold | 8 | 3 |
| 743 | No | Charlotte | 2003 LEWIS MOUNTAIN RD | CHARLOTTEVILLE | 22903 | \$693,000 | 10/7/2024 | Detached | 2,221 | Sold | 10 | 4 |
| 744 | No | Charlotte | 1318 ROSE HILL DR | CHARLOTTEVILLE | 22903 | \$693,000 | 7/16/2024 | Detached | 2,830 | Sold | 7 | 3 |
| 745 | No | Abemarle | 1510 HEATHER FIELD LN | EARLYVILLE | 22936 | \$693,000 | 9/8/2024 | Detached | 4,818 | Sold | 9 | 3 |
| 746 | No | Fuquay | 22 BAREFOOT LN | PALMYRA | 22936 | \$693,000 | 10/15/2024 | Detached | 3,188 | Sold | 10 | 4 |
| 747 | No | Abemarle | 1158 FARRROW DR | CHARLOTTEVILLE | 22901 | \$695,000 | 8/20/2024 | Detached | 3,350 | Sold | 8 | 3 |
| 748 | No | Abemarle | 425 PENTON CT | KESWICK | 22947 | \$695,000 | 11/4/2024 | Detached | 2,305 | Sold | 11 | 4 |
| 749 | No | Nelson | 21 FOLYBURN | NELLYSFORD | 22958 | \$694,000 | 8/2/2024 | Detached | 4,678 | Sold | 8 | 3 |
| 750 | No | Abemarle | 1423 TRINITY WAY | CROZET | 22932 | \$692,250 | 11/19/2024 | Detached | 2,723 | Sold | 11 | 4 |
| 751 | No | Abemarle | 3884 PERTHSHIRE CT | KESWICK | 22947 | \$694,500 | 9/30/2024 | Detached | 4,816 | Sold | 9 | 3 |
| 752 | No | Louis | 981 BEAVER DAM RD | KESWICK | 22947 | \$694,500 | 8/6/2024 | Detached | 2,616 | Sold | 8 | 3 |
| 753 | No | Charlotte | 2020 MINOR RD | CHARLOTTEVILLE | 22903 | \$690,000 | 10/31/2024 | Detached | 1,888 | Sold | 10 | 4 |
| 754 | No | Charlotte | 509 LEXINGTON AVE | CHARLOTTEVILLE | 22902 | \$692,000 | 10/12/2024 | Detached | 1,907 | Sold | 10 | 4 |
| 755 | No | Abemarle | 921 LOCHLYN HILL LN | CHARLOTTEVILLE | 22901 | \$698,000 | 11/15/2024 | Detached | 3,446 | Sold | 11 | 4 |
| 756 | No | Abemarle | 598 DRUMM RD | KESWICK | 22947 | \$690,000 | 11/4/2024 | Detached | 2,924 | Sold | 11 | 4 |
| 757 | No | Charlotte | 1937 WESTWOOD RD | CHARLOTTEVILLE | 22903 | \$697,500 | 11/13/2024 | Detached | 2,624 | Sold | 11 | 4 |
| 758 | No | Greene | 94 LEXINGTON CT | STANARDSVILLE | 22973 | \$697,500 | 12/18/2024 | Detached | 3,384 | Sold | 12 | 4 |
| 759 | No | Abemarle | 4470 OLD FIELDS RD | FREE UNION | 22940 | \$695,000 | 10/14/2024 | Detached | 2,783 | Sold | 10 | 4 |
| 760 | No | Abemarle | 5440 LEON LN | CROZET | 22932 | \$699,000 | 10/4/2024 | Detached | 4,227 | Sold | 10 | 4 |
| 761 | No | Charlotte | 1716 KING MOUNTAIN RD | CHARLOTTEVILLE | 22901 | \$695,000 | 10/17/2024 | Detached | 2,603 | Sold - Car | 10 | 4 |
| 762 | No | Charlotte | 702 EVERGREEN AVE | CHARLOTTEVILLE | 22902 | \$695,000 | 7/24/2024 | Detached | 2,675 | Sold | 7 | 3 |
| 763 | No | Abemarle | 9050 TANBARK LN | HOWARDSVILLE | 24462 | \$699,000 | 10/7/2024 | Detached | 3,720 | Sold | 10 | 4 |
| 764 | No | Abemarle | 829 RULIFSH CT | KESWICK | 22947 | \$699,000 | 8/16/2024 | Detached | 2,404 | Sold - Car | 8 | 3 |
| 765 | No | Abemarle | 6742 PLANK RD | BATESVILLE | 22604 | \$699,375 | 12/16/2024 | Detached | 4,384 | Sold | 12 | 4 |
| 766 | No | Abemarle | 2610 LAVACA CT | CROZET | 22932 | \$1,000,000 | 7/1/2024 | Detached | 4,227 | Sold | 7 | 3 |
| 767 | No | Abemarle | 3457 ROWCROSS ST | CROZET | 22932 | \$1,010,000 | 11/26/2024 | Detached | 3,873 | Sold | 11 | 4 |
| 768 | No | Abemarle | 7112 HAMPSTEAD DR | CROZET | 22932 | \$1,025,000 | 7/19/2024 | Detached | 4,364 | Sold | 7 | 3 |
| 769 | No | Nelson | 744 LEVEL GREEN RD | ROSELAND | 22967 | \$1,025,000 | 12/6/2024 | Detached | 3,008 | Sold | 12 | 4 |
| 770 | No | Abemarle | 888 WOLF TRAP RD | CHARLOTTEVILLE | 22911 | \$1,040,000 | 11/13/2024 | Detached | 3,814 | Sold | 11 | 4 |
| 771 | No | Abemarle | 2492 PENDOWER LN | KESWICK | 22947 | \$1,045,000 | 8/30/2024 | Detached | 4,732 | Sold | 8 | 3 |
| 772 | No | Abemarle | 1842 HIL AND CREEK DR | CHARLOTTEVILLE | 22911 | \$1,050,000 | 11/20/2024 | Detached | 3,772 | Sold | 11 | 4 |
| 773 | No | Charlotte | 1817 UNIVERSITY CIR | CHARLOTTEVILLE | 22903 | \$1,050,000 | 8/7/2024 | Detached | 1,955 | Sold | 8 | 3 |
| 774 | No | Abemarle | 136 SAN MARCOS WAY | CROZET | 22932 | \$1,050,000 | 12/19/2024 | Detached | 3,744 | Sold | 12 | 4 |
| 775 | No | Abemarle | 2457 HOLKHAM DR | CHARLOTTEVILLE | 22901 | \$1,089,000 | 8/14/2024 | Detached | 2,903 | Sold | 8 | 3 |
| 776 | No | Charlotte | 905 COTTAGE LN | CHARLOTTEVILLE | 22903 | \$1,087,750 | 9/17/2024 | Detached | 2,711 | Sold | 9 | 3 |
| 777 | No | Charlotte | 1866 WINSTON RD | CHARLOTTEVILLE | 22903 | \$1,092,700 | 7/31/2024 | Detached | 3,104 | Sold | 7 | 3 |
| 778 | No | Abemarle | 2711 CARDINAL RIDGE RD | CHARLOTTEVILLE | 22901 | \$1,100,000 | 7/31/2024 | Detached | 3,456 | Sold | 7 | 3 |
| 779 | No | Abemarle | 2480 SPRING BROOK DR | CHARLOTTEVILLE | 22901 | \$1,100,000 | 8/29/2024 | Detached | 4,496 | Sold | 8 | 3 |
| 780 | No | Charlotte | 309 AVOID ST | CHARLOTTEVILLE | 22902 | \$1,100,000 | 8/18/2024 | Detached | 1,280 | Sold - Car | 8 | 3 |
| 781 | No | Abemarle | 8959 BLACKWELLS HOLLOW RD | CROZET | 22932 | \$1,100,000 | 7/1/2024 | Detached | 1,332 | Sold | 7 | 3 |
| 782 | No | Abemarle | 1705 HYLAND CREEK CIR | CHARLOTTEVILLE | 22911 | \$1,110,000 | 7/1/2024 | Detached | 4,588 | Sold | 7 | 3 |
| 783 | No | Fuquay | 11 WHIPPORWILL LN | PALMYRA | 22936 | \$1,115,000 | 12/9/2024 | Detached | 4,293 | Sold | 12 | 4 |
| 784 | No | Abemarle | 2380 WILLSTON DR | CHARLOTTEVILLE | 22901 | \$1,120,000 | 11/16/2024 | Detached | 2,890 | Sold | 11 | 4 |
| 785 | No | Abemarle | 5955 WESTHALL DR | CROZET | 22932 | \$1,120,665 | 7/8/2024 | Detached | 3,468 | Sold | 7 | 3 |
| 786 | No | Abemarle | 134 S INDIAN SPRING RD | CHARLOTTEVILLE | 22901 | \$1,125,000 | 10/21/2024 | Detached | 3,678 | Sold | 10 | 4 |
| 787 | No | Charlotte | 418 PARK ST | CHARLOTTEVILLE | 22902 | \$1,125,000 | 12/2/2024 | Detached | 4,294 | Sold | 12 | 4 |
| 788 | No | Abemarle | 888 JONNA ST | CROZET | 22932 | \$1,125,000 | 10/4/2024 | Detached | 3,238 | Sold | 10 | 4 |
| 789 | No | Abemarle | 3554 LOVERS LN | GORDONSVILLE | 22942 | \$1,125,000 | 11/20/2024 | Detached | 3,435 | Sold - Car | 11 | 4 |

| | | | | | | | | | | | | |
|-------|--------|-----------|---|-----------------|-------|-------------|------------|----------------|---------------|------------|----|---|
| 790 | No | Abernathy | 2384 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 | 9/30/2024 | Detached | 3,938 | Sold | 5 | 3 |
| 792 | No | Charlotte | 802 PARK ST | CHARLOTTEVILLE | 22902 | \$1,130,000 | 7/17/2024 | Detached | 2,306 | Sold | 7 | 3 |
| 793 | No | Fluorina | 12 LANDOLEE CT | PALMYRA | 22963 | \$1,150,000 | 9/3/2024 | Detached | 4,202 | Sold | 8 | 3 |
| 794 | No | Charlotte | 2025 THOMSON RD | CHARLOTTEVILLE | 22903 | \$1,155,000 | 8/17/2024 | Detached | 2,754 | Sold | 8 | 3 |
| 795 | No | Abernathy | 2413 PENDOWER LN | KESWICK | 22947 | \$1,187,500 | 11/20/2024 | Detached | 5,510 | Sold | 11 | 4 |
| 796 | No | Abernathy | 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 | Abernathy | 351 IVY VISTA DR | CHARLOTTEVILLE | 22903 | \$1,200,000 | 11/7/2024 | Detached | 3,751 | Sold | 11 | 4 |
| 799 | No | Abernathy | 3585 MORGANTOWN RD | CHARLOTTEVILLE | 22903 | \$1,205,000 | 8/2/2024 | Detached | 5,971 | Sold | 8 | 3 |
| 800 | No | Charlotte | 1405 FOXBROOK LN | CHARLOTTEVILLE | 22901 | \$1,205,000 | 7/10/2024 | Detached | 3,395 | Sold | 7 | 3 |
| 801 | No | Charlotte | 585 EDGEWOOD LN | CHARLOTTEVILLE | 22903 | \$1,210,000 | 11/25/2024 | Detached | 3,451 | Sold | 11 | 4 |
| 802 | No | Abernathy | 1005 WHISPERING PINES LN | CHARLOTTEVILLE | 22901 | \$1,215,000 | 8/1/2024 | Detached | 3,696 | Sold | 8 | 3 |
| 803 | No | Abernathy | 3170 BEAU MONT FARM RD | CHARLOTTEVILLE | 22901 | \$1,215,000 | 9/20/2024 | 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 | Abernathy | 2800 OLD OAKS SPUR | CHARLOTTEVILLE | 22901 | \$1,250,000 | 10/30/2024 | Detached | 4,224 | Sold | 12 | 4 |
| 806 | No | Abernathy | 9820 SLENEHM RD | CHARLOTTEVILLE | 22902 | \$1,250,000 | 12/23/2024 | Detached | 4,148 | Sold | 10 | 4 |
| 807 | No | Abernathy | 3625 RALEIGH MOUNTAIN TRL | CHARLOTTEVILLE | 22903 | \$1,250,000 | 8/9/2024 | Detached | 4,606 | Sold | 8 | 3 |
| 808 | No | Abernathy | 700 NAKED CREEK RUN | EARLYVILLE | 22936 | \$1,250,000 | 10/4/2024 | Detached | 4,329 | Sold | 10 | 4 |
| 809 | No | Fluorina | 3535 VENABLE RD | KENTS STORE | 22964 | \$1,250,000 | 10/17/2024 | Detached | 3,138 | Sold | 10 | 4 |
| 810 | No | Abernathy | 2933 MILL GROVE LN | NORTH GARDEN | 22959 | \$1,250,000 | 8/8/2024 | Detached | 3,387 | Sold | 8 | 3 |
| 811 | No | Abernathy | 2025 FARRINGDON RD | KESWICK | 22947 | \$1,255,000 | 8/2/2024 | Detached | 4,038 | Sold | 8 | 3 |
| 812 | No | Abernathy | 2228 WINGFIELD RD | CHARLOTTEVILLE | 22901 | \$1,265,000 | 10/25/2024 | Detached | 3,902 | Sold | 10 | 4 |
| 813 | No | Nelson | 30 LOST POND | NELLYSFORD | 22958 | \$1,272,000 | 1/28/2024 | Detached | 4,258 | Sold | 12 | 4 |
| 814 | No | Abernathy | 100 S INDIAN SPRING RD | CHARLOTTEVILLE | 22901 | \$1,300,000 | 7/31/2024 | Detached | 5,392 | Sold | 7 | 3 |
| 815 | No | Charlotte | 901 BEL MONT AVE | CHARLOTTEVILLE | 22902 | \$1,305,000 | 12/20/2024 | Detached | 3,198 | Sold | 12 | 4 |
| 816 | No | Abernathy | 2940 DAVENTRY LN | CHARLOTTEVILLE | 22911 | \$1,334,000 | 8/8/2024 | Detached | 4,701 | Sold | 8 | 3 |
| 817 | No | Nelson | 503 BLAND WADE LN | ATTON | 22920 | \$1,350,000 | 9/8/2024 | Detached | 4,482 | Sold - Car | 5 | 3 |
| 818 | No | Abernathy | 1221 WEST LEIGH DR | CHARLOTTEVILLE | 22901 | \$1,380,000 | 12/10/2024 | Detached | 2,482 | Sold | 12 | 4 |
| 819 | No | Abernathy | 500 LOBLOLLY LN | CHARLOTTEVILLE | 22901 | \$1,380,000 | 10/30/2024 | Detached | 5,283 | Sold | 10 | 4 |
| 820 | No | Abernathy | 3080 BEAU MONT FARM RD | CHARLOTTEVILLE | 22901 | \$1,385,000 | 11/21/2024 | Detached | 4,608 | Sold | 11 | 4 |
| 821 | No | Abernathy | 3518 GILGOW LN | KESWICK | 22947 | \$1,385,000 | 8/13/2024 | Detached | 5,112 | Sold | 8 | 3 |
| 822 | No | Abernathy | 1726 DOWNING CT | KESWICK | 22947 | \$1,395,000 | 10/23/2024 | Detached | 4,456 | Sold - Car | 10 | 4 |
| 823 | No | Charlotte | 1708 JEFFERSON PARK AVE | CHARLOTTEVILLE | 22903 | \$1,399,000 | 12/15/2024 | Detached | 3,222 | Sold | 12 | 4 |
| 824 | No | Abernathy | 2410 DARBY RD | KESWICK | 22947 | \$1,399,000 | 12/4/2024 | Detached | 5,176 | Sold | 12 | 4 |
| 825 | No | Abernathy | 1707 LAMBS RD | CHARLOTTEVILLE | 22901 | \$1,415,000 | 10/25/2024 | Detached | 4,378 | Sold | 10 | 4 |
| 826 | No | Abernathy | 927 MOCHE TAVERN LN | CHARLOTTEVILLE | 22902 | \$1,417,875 | 10/21/2024 | Detached | 6,012 | Sold | 10 | 4 |
| 827 | No | Abernathy | 2206 WATERSIDE WY | KESWICK | 22947 | \$1,450,000 | 9/25/2024 | Detached | 7,050 | Sold | 8 | 3 |
| 828 | No | Nelson | 9721 NORWOOD DR | NORWOOD | 24581 | \$1,475,000 | 12/16/2024 | Detached | 5,174 | Sold | 12 | 4 |
| 829 | No | Abernathy | 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 | 9/26/2024 | Detached | 3,475 | Sold | 5 | 3 |
| 831 | No | Abernathy | 1335 SAINT JOHN RD | GORDONSVILLE | 22947 | \$1,500,000 | 12/27/2024 | Detached | 3,471 | Sold | 12 | 4 |
| 832 | No | Abernathy | 275 SPRING LN | CHARLOTTEVILLE | 22903 | \$1,505,000 | 8/28/2024 | Detached | 4,588 | Sold | 8 | 3 |
| 833 | No | Abernathy | 2342 CAMARGO DR | CHARLOTTEVILLE | 22901 | \$1,550,000 | 11/12/2024 | Detached | 5,880 | Sold | 11 | 4 |
| 834 | No | Abernathy | 509 WELINGTON PL | CHARLOTTEVILLE | 22903 | \$1,600,000 | 8/7/2024 | Detached | 2,835 | Sold | 8 | 3 |
| 835 | No | Abernathy | 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 | Abernathy | 1887 TAYLORS GAP RD | NORTH GARDEN | 22959 | \$1,680,000 | 12/10/2024 | Detached | 5,455 | Sold | 12 | 4 |
| 838 | No | Abernathy | 780 LEMOX HILL RD | CHARLOTTEVILLE | 22903 | \$1,675,000 | 7/28/2024 | Detached | 5,416 | Sold | 7 | 3 |
| 839 | No | Abernathy | 2630 PALMER DR | KESWICK | 22947 | \$1,700,000 | 8/30/2024 | Detached | 4,995 | Sold | 8 | 3 |
| 840 | No | Abernathy | 1118 CLUB DR | KESWICK | 22947 | \$1,725,000 | 7/10/2024 | Detached | 4,358 | Sold | 7 | 3 |
| 841 | No | Abernathy | 2920 DEVONBURST DR | GORDONSVILLE | 22942 | \$1,750,000 | 11/14/2024 | Detached | 4,658 | Sold | 11 | 4 |
| 842 | No | Abernathy | 2212 GARTH OAKS PT | CHARLOTTEVILLE | 22901 | \$1,800,000 | 11/22/2024 | Detached | 3,877 | Sold | 11 | 4 |
| 843 | No | Abernathy | 983 DRY BRIDGE RD | CHARLOTTEVILLE | 22903 | \$1,800,000 | 8/15/2024 | Detached | 4,388 | Sold - Car | 8 | 3 |
| 844 | No | Abernathy | 3170 DARBY RD | KESWICK | 22947 | \$1,800,000 | 8/28/2024 | Detached | 5,304 | Sold | 8 | 3 |
| 845 | No | Charlotte | 1904 GRADY AVE | CHARLOTTEVILLE | 22903 | \$1,825,000 | 8/8/2024 | 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 | Abernathy | 5410 PIPER WAY | KESWICK | 22947 | \$1,875,000 | 8/17/2024 | Detached | 6,241 | Sold | 8 | 3 |
| 848 | No | Charlotte | 1508 GROVE RD | CHARLOTTEVILLE | 22901 | \$1,905,000 | 9/26/2024 | Detached | 4,574 | Sold | 5 | 3 |
| 849 | No | Abernathy | 3285 BEAU MONT FARM RD | CHARLOTTEVILLE | 22901 | \$2,000,000 | 7/12/2024 | Detached | 2,813 | Sold | 7 | 3 |
| 850 | No | Abernathy | 4281 OICK WOODS RD | CHARLOTTEVILLE | 22903 | \$2,200,000 | 12/10/2024 | Detached | 2,814 | Sold | 12 | 4 |
| 851 | No | Abernathy | 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 | 6,608 | Sold | 11 | 4 |
| 853 | No | Abernathy | 5239 ADVANCE MILLS RD | EARLYVILLE | 22936 | \$2,250,000 | 11/15/2024 | Detached | 3,020 | 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 | Abernathy | 1708 CHARTERHOUSE CT | KESWICK | 22947 | \$2,350,000 | 8/28/2024 | Detached | 6,200 | Sold | 8 | 3 |
| 856 | No | Nelson | 1981 SALEM RD | SCHUYLER | 22969 | \$2,350,000 | 10/1/2024 | Detached | 4,242 | Sold | 10 | 4 |
| 857 | No | Abernathy | 490 BALBORN DR | EARLYVILLE | 22936 | \$2,460,000 | 10/30/2024 | Detached | 5,318 | Sold | 10 | 4 |
| 858 | No | Abernathy | 3025 MECHUM BANKS DR | CHARLOTTEVILLE | 22901 | \$2,476,000 | 7/15/2024 | Detached | 5,580 | 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 | Abernathy | 3630 LOUISA RD | KESWICK | 22947 | \$2,500,000 | 12/20/2024 | Detached | 6,046 | Sold | 12 | 4 |
| 861 | No | Abernathy | 25 OLD FARM RD | CHARLOTTEVILLE | 22903 | \$2,550,000 | 10/15/2024 | Detached | 4,230 | Sold | 10 | 4 |
| 862 | No | Charlotte | 1824 WINSTON RD | CHARLOTTEVILLE | 22903 | \$2,575,000 | 11/8/2024 | Detached | 6,700 | Sold | 11 | 4 |
| 863 | No | Abernathy | 3448 HORSESHOE BEND RD | CHARLOTTEVILLE | 22901 | \$2,700,000 | 9/30/2024 | Detached | 6,575 | Sold | 8 | 3 |
| 864 | No | Abernathy | 2512 LIBERTY HALL LN | CHARLOTTEVILLE | 22901 | \$2,800,000 | 12/16/2024 | Detached | 6,574 | Sold | 12 | 4 |
| 865 | No | Abernathy | 5200 HOPE LN | NORTH GARDEN | 22959 | \$3,350,000 | 8/4/2024 | Detached | 4,164 | Sold | 8 | 3 |
| 866 | No | Abernathy | 4680 LONGHORN DR | KESWICK | 22947 | \$3,500,000 | 8/15/2024 | Detached | 13,918 | Sold | 8 | 3 |
| 867 | No | Abernathy | 1382 GARTH RD | CHARLOTTEVILLE | 22901 | \$3,900,000 | 11/13/2024 | Detached | 7,230 | Sold | 11 | 4 |
| 868 | No | Abernathy | 108 TALLY HO DR | CHARLOTTEVILLE | 22901 | \$4,143,000 | 10/24/2024 | Detached | 6,515 | Sold | 10 | 4 |
| 869 | No | Abernathy | 810 IVY LN | CHARLOTTEVILLE | 22901 | \$5,795,000 | 12/2/2024 | Detached | 6,838 | Sold | 12 | 4 |
| 870 | No | Abernathy | 375 FARMINGTON DR | CHARLOTTEVILLE | 22901 | \$8,450,000 | 11/4/2024 | Detached | 12,728 | Sold | 11 | 4 |
| 871 | No | Abernathy | 2679 FREE UNION RD | FREE UNION | 22940 | \$9,500,000 | 8/1/2024 | Detached | 5,681 | Sold - Car | 8 | 3 |
| 436.5 | MEDIAN | | MEDIAN PRICE (439 - Rows say to take the higher of the two medians) | | | \$628,000 | | PROPOSED LIMIT | \$ 601,600.00 | | | |

ATTACHED HOMES - NEW CONSTRUCTION

| New Const | County | Address | City | Zs | Price | Closed Date | Priority / Fin SF | Status | Month So | Quarter | Year |
|-----------|--------|--------------------------------|-----------------|-------|-----------|-------------|-------------------|------------|----------|---------|------|
| 1 | Yes | Geene 596 RED BIRD DR | STANARDSVILLE | 22973 | \$239,000 | 6/28/2024 | Detached | 576 Sold | 8 | 3 | |
| 2 | Yes | Nelson 390 MONTREAL LN | SHEPMAN | 22971 | \$297,450 | 8/12/2024 | Detached | 1,316 Sold | 8 | 3 | |
| 3 | Yes | Fuquay 547 RIVA WAY | PALMYRA | 22963 | \$309,420 | 10/28/2024 | Detached | 1,422 Sold | 10 | 4 | |
| 4 | Yes | Fuquay 544 RIVA WAY | PALMYRA | 22963 | \$323,231 | 10/30/2024 | Detached | 1,400 Sold | 10 | 4 | |
| 5 | Yes | Louis 1948 HICKORY CREEK RD | LOUISA | 23063 | \$323,343 | 7/23/2024 | Detached | 1,400 Sold | 7 | 3 | |
| 6 | Yes | Fuquay 73 HORSE PATH DR | CHARLOTTEVILLE | 22962 | \$334,789 | 12/5/2024 | Detached | 1,371 Sold | 10 | 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 | 22962 | \$339,990 | 12/27/2024 | Detached | 1,371 Sold | 12 | 4 | |
| 9 | Yes | Fuquay 20 WEVERS DR | PALMYRA | 22963 | \$342,000 | 9/5/2024 | Detached | 1,802 Sold | 8 | 3 | |
| 10 | Yes | Louis 562 SAKROS BRANCH RD | LOUISA | 23063 | \$355,400 | 9/8/2024 | Detached | 1,841 Sold | 8 | 3 | |
| 11 | Yes | Louis 2996 WALDROP CHURCH RD | LOUISA | 23063 | \$365,000 | 8/27/2024 | Detached | 1,350 Sold | 8 | 3 | |
| 12 | Yes | Louis 1397 DOCTORS RD | LOUISA | 23063 | \$366,064 | 12/9/2024 | Detached | 1,803 Sold | 12 | 4 | |
| 13 | Yes | Louis 2948 WALDROP CHURCH RD | LOUISA | 23063 | \$369,700 | 8/27/2024 | Detached | 1,350 Sold | 8 | 3 | |
| 14 | Yes | Fuquay 2189 CARYS CREEK RD | FORK UNION | 23055 | \$371,188 | 9/10/2024 | Detached | 1,803 Sold | 8 | 3 | |
| 15 | Yes | Fuquay 582 RIVA WAY | PALMYRA | 22963 | \$372,427 | 11/21/2024 | Detached | 1,880 Sold | 11 | 4 | |
| 16 | Yes | Geene 3051 WELSH RUN RD | RUCKERSVILLE | 22968 | \$375,000 | 9/16/2024 | Detached | 1,400 Sold | 8 | 3 | |
| 17 | Yes | Louis 172 IVE LN | LOUISA | 23063 | \$388,600 | 11/16/2024 | Detached | 1,831 Sold | 11 | 4 | |
| 18 | Yes | Louis 584 FIREHOUSE DR | LOUISA | 23060 | \$389,000 | 7/2/2024 | Detached | 1,500 Sold | 7 | 3 | |
| 19 | Yes | Fuquay 63 HORSE PATH DR | CHARLOTTEVILLE | 22962 | \$390,589 | 12/5/2024 | Detached | 1,798 Sold | 10 | 4 | |
| 20 | Yes | Louis 326 BYRD MILL RD | LOUISA | 23063 | \$400,155 | 7/25/2024 | Detached | 2,247 Sold | 7 | 3 | |
| 21 | Yes | Fuquay 5802 HUNTERS LODGE RD | TROY | 22974 | \$420,000 | 12/13/2024 | Detached | 1,982 Sold | 12 | 4 | |
| 22 | Yes | Louis 675 RYAN LN | GORDONVILLE | 22942 | \$421,360 | 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 | Geene 61 BROOKING LN | BARBOURSVILLE | 22923 | \$424,669 | 9/8/2024 | Detached | 1,500 Sold | 8 | 3 | |
| 25 | Yes | Geene 70 WHITE SANDS BLVD | BARBOURSVILLE | 22923 | \$426,875 | 11/8/2024 | Detached | 1,533 Sold | 11 | 4 | |
| 26 | Yes | Fuquay 30 HORSE PATH DR | CHARLOTTEVILLE | 22962 | \$428,950 | 12/30/2024 | Detached | 2,632 Sold | 12 | 4 | |
| 27 | Yes | Geene 80 WHITE SANDS BLVD | BARBOURSVILLE | 22923 | \$444,280 | 11/8/2024 | Detached | 1,898 Sold | 11 | 4 | |
| 28 | Yes | Geene 581 TURKEY RIDGE RD | STANARDSVILLE | 22973 | \$450,000 | 9/18/2024 | Detached | 1,700 Sold | 8 | 3 | |
| 29 | Yes | Fuquay 2147 CARYS CREEK RD | FORK UNION | 23055 | \$454,041 | 7/29/2024 | Detached | 1,982 Sold | 7 | 3 | |
| 30 | Yes | Louis 5874 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 | Geene 1196 MATTHEW MILL RD | RUCKERSVILLE | 22968 | \$471,146 | 7/22/2024 | Detached | 2,110 Sold | 7 | 3 | |
| 33 | Yes | Louis 478 RYAN LN | GORDONVILLE | 22942 | \$478,622 | 9/8/2024 | Detached | 2,384 Sold | 8 | 3 | |
| 34 | Yes | Geene 1244 MATTHEW MILL RD | RUCKERSVILLE | 22968 | \$479,999 | 10/15/2024 | Detached | 2,332 Sold | 10 | 4 | |
| 35 | Yes | Louis 515 RYAN LN | GORDONVILLE | 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 RUSTAN LAKE RD | SCOTTSVILLE | 24580 | \$512,229 | 8/28/2024 | Detached | 2,384 Sold | 8 | 3 | |
| 38 | Yes | Louis 100 MOUNTAIN SUNSET LN | GORDONVILLE | 22942 | \$515,005 | 7/3/2024 | Detached | 2,387 Sold | 7 | 3 | |
| 39 | Yes | Louis 549 RYAN LN | GORDONVILLE | 22942 | \$529,937 | 8/16/2024 | Detached | 2,890 Sold | 8 | 3 | |
| 40 | Yes | Nelson 538 STONE ORCHARD DR | NELLYSFORD | 22958 | \$545,000 | 9/11/2024 | Detached | 1,780 Sold | 8 | 3 | |
| 41 | Yes | Abemarle 3222 HORIZON RD | CHARLOTTEVILLE | 22962 | \$561,843 | 11/26/2024 | Detached | 2,815 Sold | 11 | 4 | |
| 42 | Yes | Fuquay 288 FOREST GLEN LN | PALMYRA | 22963 | \$584,577 | 9/8/2024 | Detached | 2,890 Sold | 8 | 3 | |
| 43 | Yes | Louis 171 MOUNTAIN SUNSET LN | GORDONVILLE | 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 | 23063 | \$601,496 | 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 | GORDONVILLE | 22942 | \$611,757 | 11/20/2024 | Detached | 2,208 Sold | 11 | 4 | |
| 48 | Yes | Geene 115 ROSSLARE CT | RUCKERSVILLE | 22968 | \$613,266 | 10/28/2024 | Detached | 2,786 Sold | 10 | 4 | |
| 49 | Yes | Abemarle 3743 PARADISE PARK LN | CHARLOTTEVILLE | 22962 | \$614,623 | 12/19/2024 | Detached | 2,990 Sold | 12 | 4 | |
| 50 | Yes | Abemarle 3707 PARADISE PARK LN | CHARLOTTEVILLE | 22962 | \$616,116 | 12/23/2024 | Detached | 2,990 Sold | 12 | 4 | |
| 51 | Yes | Geene 43 ROSSLARE CT | RUCKERSVILLE | 22968 | \$624,527 | 9/7/2024 | Detached | 2,442 Sold | 8 | 3 | |
| 52 | Yes | Geene 16 YATES CIR | STANARDSVILLE | 22973 | \$628,690 | 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 3995 THICKET RUN PL | CHARLOTTEVILLE | 22911 | \$635,229 | 7/18/2024 | Detached | 2,075 Sold | 7 | 3 | |
| 55 | Yes | Louis 454 GLENMORE LN | KESWICK | 22947 | \$638,817 | 7/16/2024 | Detached | 2,122 Sold | 7 | 3 | |
| 56 | Yes | Abemarle 472 CLAIRBOURNE RD | CROZET | 22932 | \$646,695 | 8/26/2024 | Detached | 2,278 Sold | 8 | 3 | |
| 57 | Yes | Louis 28 SWEET BAY TERR | ZION CROSSROADS | 22942 | \$649,800 | 8/2/2024 | Detached | 2,111 Sold | 8 | 3 | |
| 58 | Yes | Abemarle 3287 HORIZON RD | ZION CROSSROADS | 22942 | \$650,580 | 11/22/2024 | Detached | 2,723 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 | 22962 | \$666,385 | 11/22/2024 | Detached | 2,990 Sold | 11 | 4 | |
| 61 | Yes | Abemarle 106 BUCKINGHAM CIR | CHARLOTTEVILLE | 22963 | \$675,000 | 10/7/2024 | Detached | 2,240 Sold | 10 | 4 | |
| 62 | Yes | Geene 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 | 23063 | \$683,250 | 7/26/2024 | Detached | 2,233 Sold | 7 | 3 | |
| 64 | Yes | Abemarle 3254 HORIZON RD | CHARLOTTEVILLE | 22962 | \$687,272 | 6/12/2024 | Detached | 3,957 Sold | 8 | 3 | |
| 65 | Yes | Abemarle 3689 THICKET RUN PL | CHARLOTTEVILLE | 22911 | \$699,500 | 9/4/2024 | Detached | 2,147 Sold | 8 | 3 | |
| 66 | Yes | Geene 110 LONGFORD DR | RUCKERSVILLE | 22968 | \$700,900 | 8/7/2024 | Detached | 3,535 Sold | 8 | 3 | |
| 67 | Yes | Abemarle 2097 OLNWOOD DR | CROZET | 22932 | \$705,197 | 10/7/2024 | Detached | 2,758 Sold | 10 | 4 | |
| 68 | Yes | Abemarle 1166 SABLEWOOD DR | CHARLOTTEVILLE | 22911 | \$712,173 | 9/30/2024 | Detached | 2,682 Sold | 9 | 3 | |
| 69 | Yes | Abemarle 2060 OLNWOOD DR | CROZET | 22932 | \$713,597 | 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 3258 THICKET RUN DR | CHARLOTTEVILLE | 22911 | \$724,000 | 7/26/2024 | Detached | 2,846 Sold | 7 | 3 | |
| 73 | Yes | Geene 16 RIDGEVIEW DR | RUCKERSVILLE | 22968 | \$731,796 | 7/29/2024 | Detached | 2,160 Sold | 7 | 3 | |
| 74 | Yes | Abemarle 3219 CLIFFSTONE BLVD | CHARLOTTEVILLE | 22911 | \$747,969 | 9/6/2024 | Detached | 1,998 Sold | 8 | 3 | |
| 75 | Yes | Abemarle 3707 THICKET RUN PL | CHARLOTTEVILLE | 22911 | \$750,285 | 9/27/2024 | Detached | 3,135 Sold | 9 | 3 | |
| 76 | Yes | Abemarle 705 ARBOLEDA DR | CROZET | 22932 | \$756,109 | 8/22/2024 | Detached | 2,821 Sold | 8 | 3 | |
| 77 | Yes | Abemarle 5118 MARY JACKSON CT | CHARLOTTEVILLE | 22962 | \$759,495 | 7/11/2024 | Detached | 1,988 Sold | 7 | 3 | |
| 78 | Yes | Geene 15 YATES CIR | STANARDSVILLE | 22973 | \$766,328 | 10/24/2024 | Detached | 2,730 Sold | 10 | 4 | |
| 79 | Yes | Abemarle 1205 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 | 8/23/2024 | Detached | 2,215 Sold | 8 | 3 | |
| 81 | Yes | Abemarle 3451 THICKET RUN PL | CHARLOTTEVILLE | 22911 | \$774,900 | 8/5/2024 | Detached | 2,334 Sold | 8 | 3 | |
| 82 | Yes | Abemarle 2275 WESTOVER DR | CHARLOTTEVILLE | 22961 | \$779,800 | 10/29/2024 | Detached | 3,108 Sold | 10 | 4 | |
| 83 | Yes | Abemarle 892 ARBOLEDA DR | CROZET | 22932 | \$784,897 | 10/31/2024 | Detached | 3,855 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 5078 MARY JACKSON CT | CHARLOTTEVILLE | 22963 | \$798,856 | 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 | 2,652 Sold | 11 | 4 | |
| 88 | Yes | Abemarle 4011 MARE CLURE CT | CHARLOTTEVILLE | 22963 | \$824,254 | 8/23/2024 | Detached | 2,625 Sold | 8 | 3 | |
| 89 | Yes | Abemarle 4034 MARE CLURE CT | CHARLOTTEVILLE | 22962 | \$824,871 | 8/26/2024 | Detached | 1,968 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 | 22963 | \$825,622 | 12/12/2024 | Detached | 2,075 Sold | 12 | 4 | |
| 92 | Yes | Geene Lot 13 BARTHOLOMEW PL | STANARDSVILLE | 22973 | \$832,500 | 12/16/2024 | Detached | 2,730 Sold | 12 | 4 | |
| 93 | Yes | Abemarle 809 ARBOLEDA DR | CROZET | 22932 | \$836,821 | 8/15/2024 | Detached | 3,428 Sold | 8 | 3 | |
| 94 | Yes | Abemarle 5037 MARY JACKSON CT | CHARLOTTEVILLE | 22962 | \$849,505 | 12/19/2024 | Detached | 2,758 Sold | 10 | 4 | |
| 95 | Yes | Abemarle 3241 THICKET RUN DR | CHARLOTTEVILLE | 22911 | \$849,900 | 12/5/2024 | Detached | 2,875 Sold | 10 | 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 | \$656,709 | 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 | \$667,606 | 10/31/2024 | Detached | 2,952 | Sold | 16 | 4 |
| 100 | Yes | Abemarle | 3038 MIRANDA CROSSING | CHARLOTTEVILLE | 22901 | \$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 | 2,794 | Sold | 7 | 3 |
| 102 | Yes | Abemarle | 3276 CLIFFSTONE BLVD | CHARLOTTEVILLE | 22901 | \$676,423 | 12/13/2024 | Detached | 3,757 | Sold | 12 | 4 |
| 103 | Yes | Abemarle | 3486 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 | 22901 | \$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 - Cor | 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 | 22901 | \$694,366 | 11/26/2024 | Detached | 2,199 | Sold | 11 | 4 |
| 109 | Yes | Abemarle | 3215 POLO GROUNDS RD | CHARLOTTEVILLE | 22911 | \$695,600 | 9/30/2024 | 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 | 22942 | \$699,643 | 9/9/2024 | Detached | 3,328 | Sold | 6 | 3 |
| 112 | Yes | Abemarle | 9137 MARY JACKSON CT | CHARLOTTEVILLE | 22902 | \$699,426 | 11/12/2024 | Detached | 3,578 | Sold | 11 | 4 |
| 113 | Yes | Abemarle | 2119 FARRINGDON RD | KESWICK | 22947 | \$699,692 | 12/5/2024 | Detached | 2,784 | Sold | 12 | 4 |
| 114 | Yes | Louis | 88 SERVICEBERRY DR | ZION CROSSROADS | 22942 | \$693,567 | 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 | 3267 CLIFFSTONE BLVD | CHARLOTTEVILLE | 22901 | \$699,774 | 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 | 1805 FOWLER ST | CHARLOTTEVILLE | 22901 | \$691,220 | 9/30/2024 | Detached | 3,740 | Sold | 6 | 3 |
| 119 | Yes | Abemarle | 3315 CLIFFSTONE BLVD | CHARLOTTEVILLE | 22911 | \$693,253 | 12/9/2024 | Detached | 4,157 | Sold | 12 | 4 |
| 120 | Yes | Abemarle | 1445 ARROWHEAD VALLEY RD | CHARLOTTEVILLE | 22903 | \$693,657 | 8/8/2024 | Detached | 3,718 | Sold | 8 | 3 |
| 121 | Yes | Charlotte | 742 LOCHLYN HILL DR | CHARLOTTEVILLE | 22903 | \$697,325 | 12/23/2024 | Detached | 2,846 | Sold - Cor | 12 | 4 |
| 122 | Yes | Abemarle | 3433 ROWCROSS ST | CROZET | 22632 | \$697,503 | 6/19/2024 | Detached | 2,952 | 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 | 22942 | \$1,020,681 | 10/22/2024 | Detached | 3,406 | Sold | 16 | 4 |
| 126 | Yes | Abemarle | 1779 FOWLER ST | CHARLOTTEVILLE | 22901 | \$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 | 22901 | \$1,056,665 | 12/11/2024 | Detached | 2,365 | 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 | 4,130 | Sold | 12 | 4 |
| 132 | Yes | Abemarle | 627 LOCHLYN HILL DR | CHARLOTTEVILLE | 22901 | \$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 - Cor | 16 | 4 |
| 134 | Yes | Abemarle | 120 APPLE LN | CHARLOTTEVILLE | 22903 | \$1,260,374 | 7/26/2024 | Detached | 4,421 | Sold | 7 | 3 |
| 135 | Yes | Abemarle | 1280 HEMLOCK CREEK WAY | EARLSVILLE | 22936 | \$1,321,579 | 11/26/2024 | Detached | 3,504 | Sold - Cor | 11 | 4 |
| 136 | Yes | Abemarle | 4264 BURINLEY STATION RD | BARBOURSVILLE | 22923 | \$1,358,879 | 7/19/2024 | Detached | 3,397 | Sold | 7 | 3 |
| 137 | Yes | Abemarle | 1690 OWENSFIELD DR | CHARLOTTEVILLE | 22901 | \$1,362,312 | 11/6/2024 | Detached | 4,930 | Sold - Cor | 11 | 4 |
| 138 | Yes | Abemarle | 249 CAMPBELL RD | KESWICK | 22947 | \$1,450,140 | 12/5/2024 | Detached | 2,991 | Sold | 12 | 4 |
| 139 | Yes | Abemarle | 24 CORK HOUSE RD | EARLSVILLE | 22936 | \$1,469,614 | 6/2/2024 | Detached | 3,282 | Sold | 8 | 3 |
| 140 | Yes | Abemarle | 3530 CORK WOODS RD | CHARLOTTEVILLE | 22903 | \$1,549,722 | 11/15/2024 | Detached | 4,742 | Sold | 11 | 4 |
| 141 | Yes | Abemarle | 2019 FAIRHILL MOUNTAIN VIEW | CHARLOTTEVILLE | 22903 | \$1,699,768 | 7/18/2024 | Detached | 4,652 | Sold | 7 | 3 |
| 142 | Yes | Abemarle | 405 VILLA DESTO CT | CHARLOTTEVILLE | 22903 | \$1,718,746 | 11/10/2024 | Detached | 6,467 | Sold | 11 | 4 |
| 143 | Yes | Abemarle | 5559 MARKWOOD RD | EARLSVILLE | 22936 | \$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 | 3,897 | Sold | 16 | 4 |
| 145 | Yes | Abemarle | 2317 GREY HERON RD | KESWICK | 22947 | \$2,079,110 | 6/2/2024 | Detached | 4,118 | Sold | 8 | 3 |
| 146 | Yes | Abemarle | 528 RAGGED MOUNTAIN DR | CHARLOTTEVILLE | 22903 | \$2,184,603 | 7/24/2024 | Detached | 5,597 | Sold | 7 | 3 |
| 147 | Yes | Abemarle | 2388 SUMMIT RIDGE TRL | CHARLOTTEVILLE | 22911 | \$2,579,673 | 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 TJPD. Among those below 80% of AMI, there are 20,477 households (24% of TJPD 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)

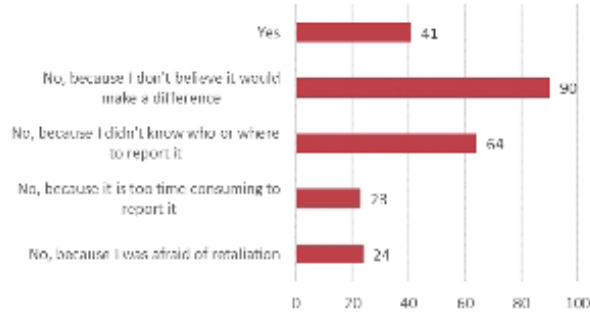
Equity Issues

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

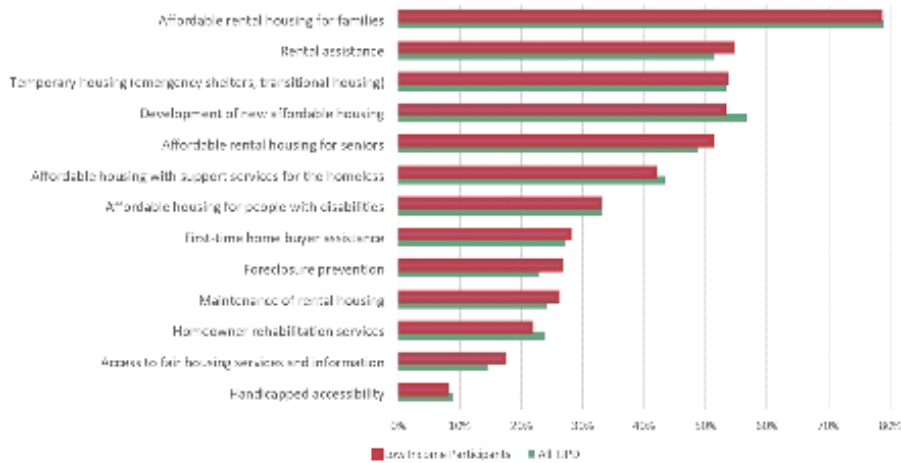
Many suggestions were made during the consultation process. They are summarized below.

- 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.

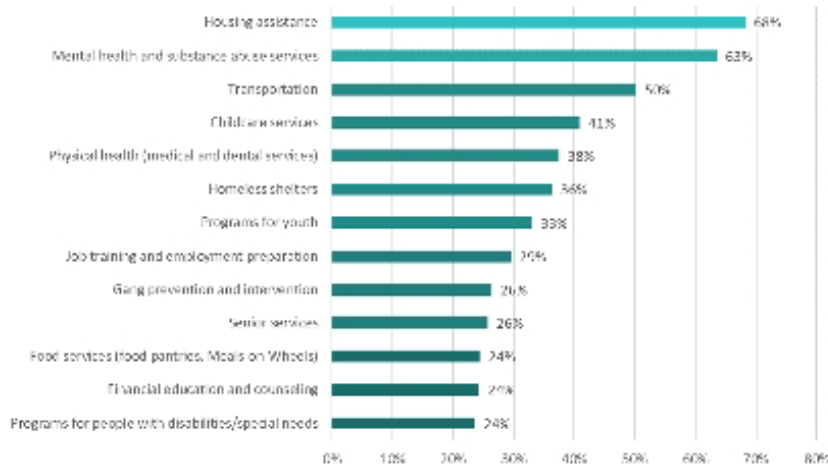
Priorities

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

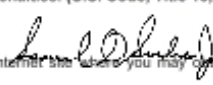


Grantee SF-424's and Certification(s)

OMB Number: 4040-0004
Expiration Date: 11/30/2025


| Application for Federal Assistance SF-424 | | |
|---|---|--|
| * 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application | * 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision | * If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/> |
| * 3. Date Received: Completed by Grants.gov upon submission. | 4. Applicant Identifier: <input type="text"/> | |
| 5a. Federal Entity Identifier: 546001202 | 5b. Federal Award Identifier: <input type="text"/> | |
| State Use Only: | | |
| 6. Date Received by State: <input type="text"/> | 7. State Application Identifier: <input type="text"/> | |
| 8. APPLICANT INFORMATION: | | |
| * a. Legal Name: City of Charlottesville | | |
| * b. Employer/Taxpayer Identification Number (EIN/TIN): 54-6001202 | * c. UEI: C6VFXLAFKEY1 | |
| d. Address: | | |
| * Street1: P.O. Box 911 | <input type="text"/> | |
| Street2: | <input type="text"/> | |
| * City: Charlottesville | <input type="text"/> | |
| County/Parish: | <input type="text"/> | |
| * State: VA: Virginia | <input type="text"/> | |
| Province: | <input type="text"/> | |
| * Country: USA: UNITED STATES | <input type="text"/> | |
| * Zip / Postal Code: 22902-0911 | <input type="text"/> | |
| e. Organizational Unit: | | |
| Department Name: Office of Community Solutions | Division Name: <input type="text"/> | |
| f. Name and contact information of person to be contacted on matters involving this application: | | |
| Prefix: <input type="text"/> | * First Name: Alex | |
| Middle Name: <input type="text"/> | <input type="text"/> | |
| * Last Name: Ikefuna | <input type="text"/> | |
| Suffix: <input type="text"/> | <input type="text"/> | |
| Title: Director, Office of Community Solutions | | |
| Organizational Affiliation: <input type="text"/> | | |
| * Telephone Number: 434-970-3315 | Fax Number: <input type="text"/> | |
| * Email: ikefuna@charlottesville.gov | | |

| Application for Federal Assistance SF-424 | |
|---|--|
| <p>* 9. Type of Applicant 1: Select Applicant Type:</p> <p>C: City or Township Government</p> <p>Type of Applicant 2: Select Applicant Type:</p> <input type="text"/> <p>Type of Applicant 3: Select Applicant Type:</p> <input type="text"/> <p>* Other (specify):</p> <input type="text"/> | |
| <p>* 10. Name of Federal Agency:</p> <p>U.S. Department of Housing and Urban Development</p> | |
| <p>11. Catalog of Federal Domestic Assistance Number:</p> <input type="text"/> <p>CFDA Title:</p> <input type="text"/> | |
| <p>* 12. Funding Opportunity Number:</p> <p>B-25-MC-51-0022</p> <p>* Title:</p> <p>Community Development Block Grants, Entitlement Communities</p> | |
| <p>13. Competition Identification Number:</p> <input type="text"/> <p>Title:</p> <input type="text"/> | |
| <p>14. Areas Affected by Project (Cities, Counties, States, etc.):</p> <input type="text"/> <p style="text-align: right;"> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/> </p> | |
| <p>* 15. Descriptive Title of Applicant's Project:</p> <p>1-Year Annual Action Plan for the City of Charlottesville, Program Year 2025-26 (CDBG)</p> | |
| <p>Attach supporting documents as specified in agency instructions.</p> <p style="text-align: center;"> <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/> </p> | |

| Application for Federal Assistance SF-424 | |
|--|--|
| 16. Congressional Districts Of: | |
| * a. Applicant | VA5 |
| * b. Program/Project | VA5 |
| Attach an additional list of Program/Project Congressional Districts if needed. | |
| <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/> | |
| 17. Proposed Project: | |
| * a. Start Date: | 7/1/2025 |
| * b. End Date: | 6/30/2026 |
| 18. Estimated Funding (\$): | |
| * a. Federal | \$ 438,617.00 |
| * b. Applicant | |
| * c. State | |
| * d. Local | |
| * e. Other | |
| * f. Program Income | |
| * g. TOTAL | \$ 438,617.00 |
| * 19. Is Application Subject to Review By State Under Executive Order 12372 Process? | |
| <input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/> . | |
| <input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review. | |
| <input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372. | |
| * 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.) | |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| If "Yes", provide explanation and attach | |
| <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/> | |
| 21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001) | |
| <input checked="" type="checkbox"/> ** I AGREE | |
| ** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.  | |
| Authorized Representative: | |
| Prefix: | Mr. |
| * First Name: | Sam |
| Middle Name: | |
| * Last Name: | Sanders |
| Suffix: | |
| * Title: | City Manager |
| * Telephone Number: | 434-970-3103 |
| Fax Number: | |
| * Email: | sanderss@charlottesville.gov |
| * Signature of Authorized Representative: | Completed by Grants.gov upon submission. |
| * Date Signed: | Completed by Grants.gov upon submission. |

| Application for Federal Assistance SF-424 | | |
|---|---|--|
| * 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application | * 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision | * If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/> |
| * 3. Date Received: Completed by Grants.gov upon submission. | 4. Applicant Identifier: <input type="text"/> | |
| 5a. Federal Entity Identifier: <input type="text" value="546001202"/> | 5b. Federal Award Identifier: <input type="text"/> | |
| State Use Only: | | |
| 6. Date Received by State: <input type="text"/> | 7. State Application Identifier: <input type="text"/> | |
| B. APPLICANT INFORMATION: | | |
| * a. Legal Name: <input type="text" value="City of Charlottesville"/> | | |
| * b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="54-6001202"/> | * c. UEI: <input type="text" value="C6VFXLAFKEY1"/> | |
| d. Address: | | |
| * Street1: <input type="text" value="P.O. Box 911"/> | Street2: <input type="text"/> | |
| * City: <input type="text" value="Charlottesville"/> | County/Parish: <input type="text"/> | |
| * State: <input type="text" value="VA; Virginia"/> | Province: <input type="text"/> | |
| * Country: <input type="text" value="USA; UNITED STATES"/> | * Zip / Postal Code: <input type="text" value="22902-0911"/> | |
| e. Organizational Unit: | | |
| Department Name: <input type="text" value="Office of Community Solutions"/> | Division Name: <input type="text"/> | |
| f. Name and contact information of person to be contacted on matters involving this application: | | |
| Prefix: <input type="text"/> | * First Name: <input type="text" value="Alex"/> | |
| Middle Name: <input type="text"/> | * Last Name: <input type="text" value="Ikefuna"/> | |
| Suffix: <input type="text"/> | Title: <input type="text" value="Director, Office of Community Solutions"/> | |
| Organizational Affiliation: <input type="text"/> | | |
| * Telephone Number: <input type="text" value="434-970-3315"/> | Fax Number: <input type="text"/> | |
| * Email: <input type="text" value="ikefuna@charlottesville.gov"/> | | |

| Application for Federal Assistance SF-424 | |
|---|--|
| <p>* 9. Type of Applicant 1: Select Applicant Type:</p> <p>C: City or Township Government</p> <p>Type of Applicant 2: Select Applicant Type:</p> <input type="text"/> <p>Type of Applicant 3: Select Applicant Type:</p> <input type="text"/> <p>* Other (specify):</p> <input type="text"/> | |
| <p>* 10. Name of Federal Agency:</p> <p>U.S. Department of Housing and Urban Development</p> | |
| <p>11. Catalog of Federal Domestic Assistance Number:</p> <input type="text"/> <p>CFDA Title:</p> <input type="text"/> | |
| <p>* 12. Funding Opportunity Number:</p> <p>M-25-DC-51-0209</p> <p>* Title:</p> <p>HOME Investment Partnership, Entitlement Community (Consortium)</p> | |
| <p>13. Competition Identification Number:</p> <input type="text"/> <p>Title:</p> <input type="text"/> | |
| <p>14. Areas Affected by Project (Cities, Counties, States, etc.):</p> <input type="text"/> <p style="text-align: right;"> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/> </p> | |
| <p>* 15. Descriptive Title of Applicant's Project:</p> <p>1-Year Annual Action Plan for the City of Charlottesville, Program Year 2025-26 (HOME)</p> | |
| <p>Attach supporting documents as specified in agency instructions.</p> <p style="text-align: center;"> <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/> </p> | |

| Application for Federal Assistance SF-424 | |
|--|--|
| 16. Congressional Districts Of: | |
| * a. Applicant | VA5 |
| * b. Program/Project | VA5 |
| Attach an additional list of Program/Project Congressional Districts if needed. | |
| <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/> | |
| 17. Proposed Project: | |
| * a. Start Date: | 7/1/2025 |
| * b. End Date: | 6/30/2026 |
| 18. Estimated Funding (\$): | |
| * a. Federal | \$ 651,111.00 |
| * b. Applicant | |
| * c. State | |
| * d. Local | |
| * e. Other | |
| * f. Program Income | |
| * g. TOTAL | \$ 651,111.00 |
| * 19. Is Application Subject to Review By State Under Executive Order 12372 Process? | |
| <input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/> . | |
| <input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review. | |
| <input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372. | |
| * 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.) | |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| If "Yes", provide explanation and attach | |
| <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/> | |
| 21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001) | |
| <input checked="" type="checkbox"/> ** I AGREE | |
| ** The list of certifications and assurances, or an internet site address, is contained in the announcement or agency specific instructions.  | |
| Authorized Representative: | |
| Prefix: | Mr. |
| * First Name: | Sam |
| Middle Name: | |
| * Last Name: | Sanders |
| Suffix: | |
| * Title: | City Manager |
| * Telephone Number: | 434-970-3103 |
| Fax Number: | |
| * Email: | sanderss@charlottesville.gov |
| * Signature of Authorized Representative: | Completed by Grants.gov upon submission. |
| * Date Signed: | Completed by Grants.gov upon submission. |

**Applicant and Recipient
Assurances and Certifications**

**U.S. Department of Housing
and Urban Development**

OMB Number: 2510-0017
Expiration Date: 1/31/2026

Instructions for the HUD 424-B Assurances and Certifications

As part of your application for HUD funding, you, as the official authorized to sign on behalf of your organization or as an individual, must provide the following assurances and certifications. The Responsible Civil Rights Official has specified this form for use for purposes of general compliance with 24 CFR §§ 1.5, 3.115, 8.50, and 146.25, as applicable. The Responsible Civil Rights Official may require specific civil rights assurances to be furnished consistent with those authorities and will specify the form on which such assurances must be made. A failure to furnish or comply with the civil rights assurances contained in this form may result in the procedures to effect compliance at 24 CFR §§ 1.8, 3.115, 8.57, or 146.39.

By submitting this form, you are stating that all assertions made in this form are true, accurate, and correct.

As the duly representative of the applicant, I certify that the applicant: [Insert below the Name and title of the Authorized Representative, name of Organization and the date of signature]:

Sam Sanders

*Authorized Representative Name:

City Manager

*Title:

*Applicant/Recipient Organization:

City of Charlottesville

1. Has the legal authority to apply for Federal assistance, has the institutional, managerial and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and complete the program as described in the application and the governing body has duly authorized the submission of the application, including these assurances and certifications, and authorized me as the official representative of the application to act in connection with the application and to provide any additional information as may be required.

2. Will administer the grant in compliance with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000(d)) and implementing regulations (24 CFR part 1), which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subject to discrimination under any program or activity that receives Federal financial assistance OR if the applicant is a Federally recognized Indian tribe or its tribally designated housing entity, is subject to the Indian Civil Rights Act (25 U.S.C. 1301-1303).

3. Will administer the grant in compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as amended, and implementing regulations at 24 CFR part 8, the American Disabilities Act (42 U.S.C. §§ 12101 et seq.), and implementing regulations at 28 CFR part 35 or 36, as applicable, and the Age Discrimination Act of 1975 (42 U.S.C. 6101-07) as amended, and implementing regulations at 24 CFR part 146 which together provide that no person in the United States shall, on the grounds of disability or age, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance; except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

4. Will comply with the Fair Housing Act (42 U.S.C. 3601-19), as amended, and the implementing regulations at 24 CFR part 100, which prohibit discrimination in housing on the basis of race, color, religion sex (including gender identity and sexual orientation), disability, familial status, or national origin and will affirmatively further fair housing; except an

applicant which is an Indian tribe or its instrumentality which is excluded by statute from coverage does not make this certification; and further except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

5. Will comply with all applicable Federal nondiscrimination requirements, including those listed at 24 CFR §§ 5.105(a) and 5.106 as applicable.

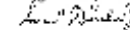
6. Will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601) and implementing regulations at 49 CFR part 24 and, as applicable, Section 104(d) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(d)) and implementing regulations at 24 CFR part 42, subpart A.

7. Will comply with the environmental requirements of the National Environmental Policy Act (42 U.S.C. 4321 et seq.) and related Federal authorities prior to the commitment or expenditure of funds for property.

8. That no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all subawards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly. Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage by the Byrd Amendment, but State-recognized Indian tribes and TDHs established under State law are not excluded from the statute's coverage.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802).

* Signature:



* Date: (mm/dd/yyyy):

04/04/2025

Form HUD 424-B (1/27/2023)

Public Reporting Burden Statement: The public reporting burden for this collection of information is estimated to average 0.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to: U.S. Department of Housing and Urban Development, Office of the Chief Data Officer, R, 451 7th St SW, Room 4176, Washington, DC 20410-5000. **Do not send completed HUD-424B forms to this address.** This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a valid OMB control number. The Department of Housing and Urban Development is authorized to collect this information under the authority cited in the Notice of Funding Opportunity for this grant program. The information collected provides assurances and certifications for legal requirements related to the administration of this grant program. HUD will use this information to ensure compliance of its grantees. This information is required to obtain the benefit sought in the grant program. This information will not be held confidential and may be made available to the public in accordance with the Freedom of Information Act (5 U.S.C. §552).

Form HUD 424-B (1/27/2023)

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.

| | |
|---|------------|
|  | 04/04/2025 |
| Signature of Authorized Official | Date |

City Manager, City of Charlottesville

Title

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2025-26 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

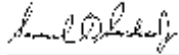
Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

Compliance with Laws -- It will comply with applicable laws.



Signature of Authorized Official

04/04/2025

Date

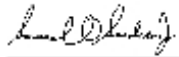
City Manager, City of Charlotte

Title

OPTIONAL Community Development Block Grant Certification

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.



Signature of Authorized Official

04/04/2025

Date

City Manager, City of Charlottesville

Title

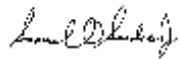
Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

Eligible Activities and Costs -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

Subsidy layering -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;



Signature of Authorized Official

04/04/2025

Date

City Manager, City of Charlottesville

Title

Emergency Solutions Grants Certifications

The Emergency Solutions Grants Program recipient certifies that:

Major rehabilitation/conversion/renovation – If an emergency shelter’s rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation.

If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion.

In all other cases where ESG funds are used for renovation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

Essential Services and Operating Costs – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the recipient will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the recipient serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

Renovation – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services – The recipient will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal, State, local, and private assistance available for these individuals.

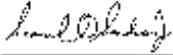
Matching Funds – The recipient will obtain matching amounts required under 24 CFR 576.201.

Confidentiality – The recipient has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement – To the maximum extent practicable, the recipient will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

Consolidated Plan – All activities the recipient undertakes with assistance under ESG are consistent with its consolidated plan.

Discharge Policy – The recipient will establish and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.



Signature of Authorized Official



Date

City Manager, City of Charlottesville

Title

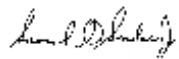
Housing Opportunities for Persons With AIDS Certifications

The HOPWA grantee certifies that:

Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under that program shall be operated for the purpose specified in the consolidated plan:

1. For a period of not less than 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For a period of not less than 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.



Signature of Authorized Official

04/04/2025

Date

City Manager, City of Charlottesville

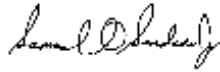
Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.



Alexander Ikefuna
Alexander Ikefuna (Apr 3, 2025 15:38 EDT)