



Monthly Newsletter

August 2024

Latest News

Hey Pitt Real Estate followers!

I hope you all had a great August! I can't believe fall is just around the corner, leaves are starting to fall...I'm ready for some cozy nights in front of the fire!

August flew by! I have been doing a lot of traveling lately, visiting some friends and checking out some music concerts. It was great to see Usher in DC a couple of weeks ago, he still got it! It was a nostalgic night to say the least. If you're ever in DC and need a place to stay, I highly recommend the Kimpton Hotel Monaco and their restaurant Dirty Habit. If you are a bit of an architecture nerd like me, this is a great place to stay as it was formerly the post office dating back to 1839.

I am also looking forward to returning home this November, it's been five years since I've been back to the motherland(UK) and I look forward to seeing friends, family, and watching my premier league team, Spurs play during my trip! We also plan to do some touristy stuff, like old English high tea and go watch Les Miserables on the west end as well.

Work wise, It has been an exciting month for my team. During the past month, we have put 8 new clients under contract and closed out 4 clients into their new homes. We also have a list of newly listed homes available on the market or coming on the market very soon, below you will find a link to check them out!

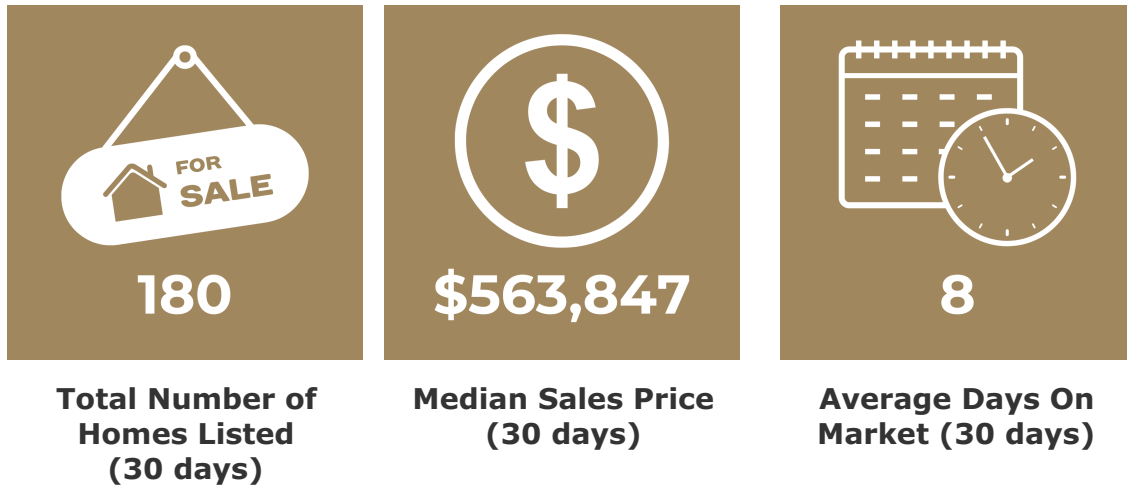
In terms of the market, things are looking good. The number of homes listed in Albemarle and Charlottesville City is up to 180, days on market are down to 8, and the median sales price is up to \$564K. Rates are down to low 6's, they were high 6's last month, and they're expected to come down even further in September(fingers crossed). Compared to last year, we're actually doing better in my eyes. There are 14 more homes on the market, and days on market are down from 13 to eight.

If you know anyone who needs my help this fall, let me know, now is a good time to plan. Shoot me a message, I'm here to help!

Wishing you a productive and stress-free September!

Market Statistics for Charlottesville City & Albemarle County

August 28th



180 homes were listed this month, 13 more than last month. Median sales price increased from \$525K to \$564K. Average days on market decreased by 2 days to 8.

Compared to last year, we had 166 listed homes, a median price of \$550K, and 13 average days on market. Comparing to last year, number of homes listed is higher (14 units), days on market is down by 6 (13), and median sales price is up by \$14K.

Home Inspections For Sellers: How To Prepare

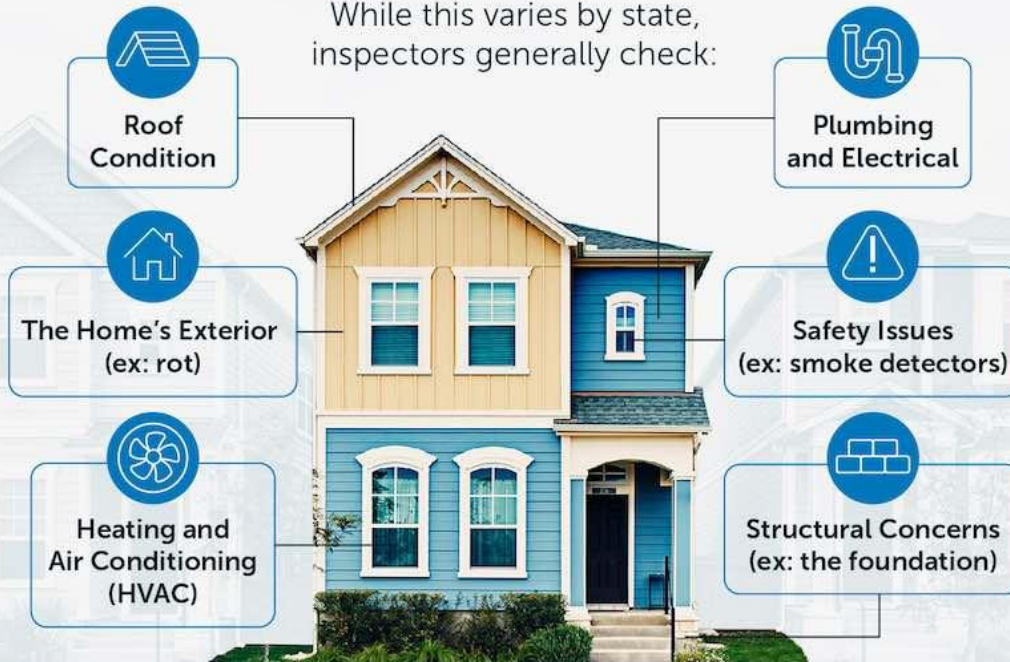


What an Inspection Does

Once your house is under contract, an inspector will assess the home's condition.

What Home Inspectors Look For

While this varies by state, inspectors generally check:



How To Get One Step Ahead as a Seller

As supply grows and buyers regain negotiation power, you may want to do some select repairs before listing to get ahead of things a buyer may ask you to fix.



Projects with the Best Return on Investment

Cost Recouped

Garage Door Replacement	193.9%
Entry Door Replacement	188.1%
Vinyl Siding Replacement	80.2%
HVAC Conversion/ Electrification	66.1%

Roof Replacement
(Asphalt Shingles)

56.9%

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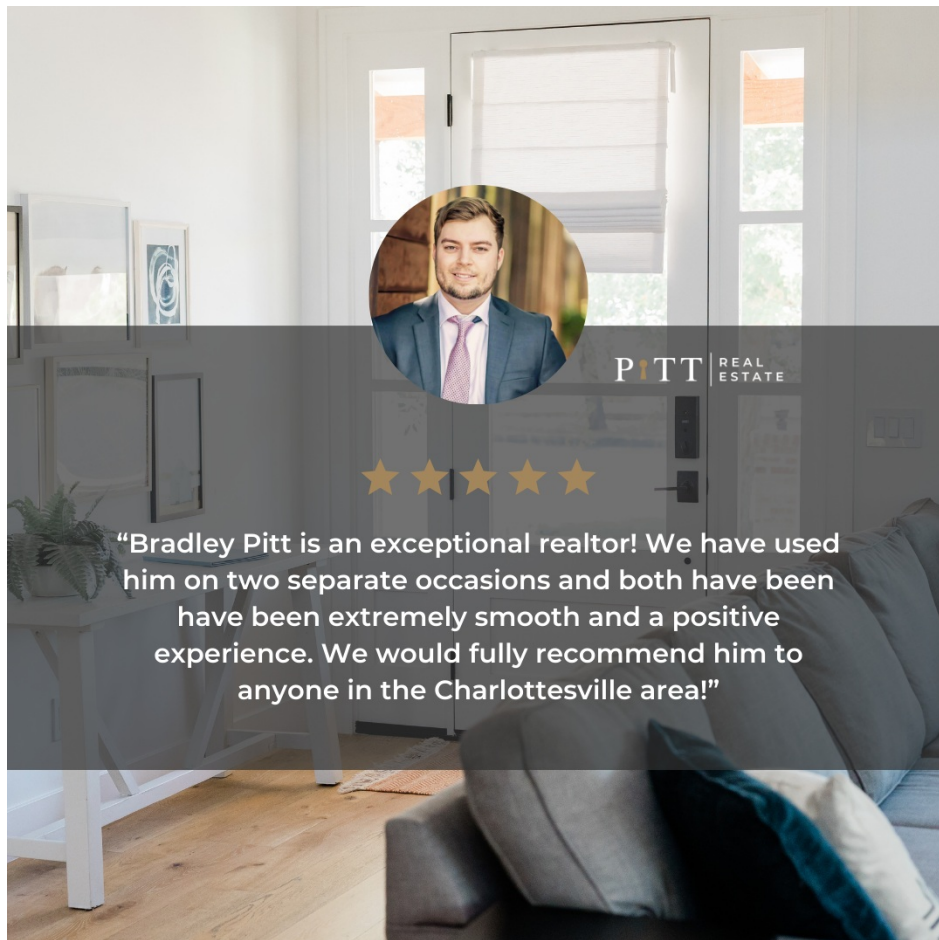
Before you spend money on costly upgrades, be sure the changes you make will have a high return on investment. . . **A good real estate agent will know what local buyers expect and can help you decide what needs doing and what doesn't.**

Bankrate

To decide what's worth tackling, you need expert advice. Reach out to a local real estate agent so you know what to prioritize.

Sources: Bankrate, Remodeling by JLC,

 **KEEPING CURRENT MATTERS**



Thanks, Andrew and Sherrie! Helping you on two occasions was an honor!

Recently Sold/Under Contract/Listed with Brad



**69 Court Pl,
Charlottesville** - Under
Contract, \$395,000



**236 Bayberry Ln, Zion
Crossroads** - For Sale,
\$469,900

[Link](#)



**236 Bayberry Ln, Zion
Crossroads** - Under
Contract, \$675,000.



**2937 Templehof Ct,
Earlsville** - For Sale,
\$395,000.

[Link](#)



**1448 Timberwood
Bld, Charlottesville** -
For Sale, \$459,900.

[Link](#)



**6406 Carter Ln,
Mineral (Lake Anna)** -
For Sale, \$2,099,000.

[Link](#)

Local Spotlight



Wood Ridge Farm Brewery

Woodbridge farm brewery has a unique aesthetic. A tropical beach area, palm trees, and tropical music make it feel like you're in the Caribbean! They have tasty drinks, wood-fired pizza and even a golf range! You have to check out this unique farm brewery and make sure you go to their corn maze in the fall!

Check them out:

Wood Ridge Farm Brewery

Upcoming Local Events

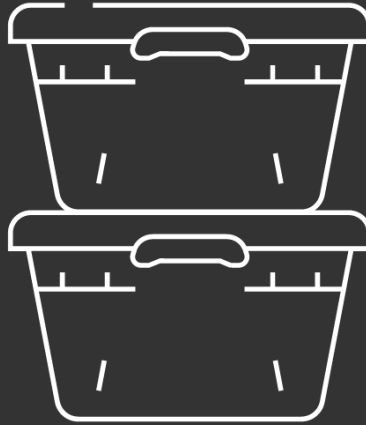


Sabrina Carpenter "Short n' Sweet Tour!"

This October, you can see pop star Sabrina Carpenter at JPJ! Get your tickets:

Sabrina Carpenter "Short n' Sweet Tour!" - John Paul Jones Arena, October 20th

Home Tips



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Pack important items and essentials you'll need right away in clear plastic bins. This makes them easy to locate amid the sea of cardboard boxes.

MOVING TIP

Moment Of The Month

A realtor's daily life is so unpredictable. It seems like you know what kind of day you're going to have, and then it's completely different, almost every time. Every month I will share a moment, a fact about me, a story, a joke, a meme, or a funny event that happened the month before. Thanks for reading!

Don't Wait To Buy Real Estate, Buy Real Estate And Wait!



Connect With Brad

If you have been thinking about a real estate decision or expect to be making one in 2024, reach out to us so we can help you get ahead on the process.

Contact Me



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