



Monthly Newsletter

September 2024

Latest News

Hey Pitt Real Estate followers!

As I type this, the sun is out finally! We have been inundated with rain for the past week, and it has been miserable! Prayers are going out to those who have been affected by the hurricane weather, especially those who are further south. Some of the pictures and videos that I have seen online have been horrific. The power of mother nature can be quite frightening at times.

I am looking forward to the fall season! This is my favorite time of the year. While I love showing off my pasty white British legs in the summer, I can't wait to wrap up in the evenings and stick the fire on!

The Pitt Real Estate team has had a very busy month closing out deals for our clients! Five clients have closed on their homes! We also have some awesome homes listed on the market, check them out below and send them on to anyone who might be in the market soon. I'm happy to talk to them if they're interested.

This month the FED dropped 50 basis points, which doesn't automatically reduce interest rates, but does look like it's heading in that direction. I'm seeing some rates in the high 5's which is looking good for the real estate market!

Charlottesville and its surrounding areas are absolutely beautiful in the fall, and you can do a lot with your family and friends. Below we've put together a list of some cool fall activities you can enjoy, including the Blueridge corn maze! It is definitely worth checking out if you haven't already.

Wishing you a fun and exciting month of October. As always, I'm here to help your friends or family with their real estate needs!

Market Statistics for Charlottesville City & Albemarle County

September 28th



**Total Number of
Homes Listed
(30 days)**



**Median Sales Price
(30 days)**



**Average Days On
Market (30 days)**

219 homes were listed this month, 39 more than last month. Median sales price increased from \$564K to \$579K. Average days on market increased by 1 day to 9.

Last year, we had 210 listed homes, a median price of \$505K, and 9 average days on market. Comparing to last year, number of homes listed is higher (9 units), days on market is the same (9), and median sales price is up by \$74K.

Hot Home Trend: The Dark Painted Room

Make a room stand out with a coat of dark paint.

Lighter colors can certainly add a clean, fresh and bright look to interiors, but in a few spots in the home, homeowners are wanting to add a little more drama. They're painting rooms black, a charcoal gray, chocolate brown or a deep navy or green. The richness of the darker colors can make the space stand out, particularly when the surrounding home interiors are wrapped in otherwise light, neutral colors.

Check out some of these interiors showing off dark-painted spaces.







This week we were able to close two awesome properties for our sellers.

Congratulations to them both!

Recently Sold/Under Contract/Listed with Brad



**233 Bennington Dr,
Staunton** - For Sale,
\$615,000

[Link](#)



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

[Link](#)



**3221 Bergen St.
Charlottesville** - For
Sale, \$495,000

[Link](#)



**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](#)



**209 Bayberry Ln, Zion
Crossroads** - For Sale,
\$549,900

[Link](#)

Local Spotlight



Hogwaller Brewing

A new brewery has landed here in the greater-Belmont area of Charlottesville with craft beers and delicious food! Located on East Main St., and you can get Sugar Bear Ice Cream next door!

Check them out:

[Hogwaller Brewing](#)

Upcoming Local Events



Jelly Roll "The Beautifully Broken Tour"

On October 30, you can see Jelly Roll at JPJ! Get your tickets:

[Jelly Roll "The Beautifully Broken Tour" - John Paul Jones Arena,](#)


Home Tips

4 Places for Pumpkins
in the Charlottesville Area

CARTER MOUNTAIN ORCHARD
LIBERTY MILLS FARM
CHILE'S PEACH ORCHARD
GREENWOOD GROCERY



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BUCKET LIST
CHARLOTTESVILLE, VA

- Pumpkin Patch at *Chile's*
- Apple Picking at *Carter Mountain Orchard*
- Foliage Drive on the *Blue Ridge Parkway*
- Nelson 151* Winery Tour
- Explore *Blue Ridge Corn Maze*
- Hike *Old Rag Mountain*
- UVA* Football Game

HELLO,
FALL!

As your trusted real estate agent in Charlottesville, I'm here not only to help you find your dream home but also to immerse you in the beauty of this community during the stunning autumn season. From the vibrant fall foliage that paints the Blue Ridge Mountains to the local harvest festivals and cozy downtown charm, Charlottesville truly shines this time of year.

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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!

Let Me Find The Perfect Pumpkin For You!



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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