



Monthly Newsletter

November 2024

Latest News

Hey Pitt Real Estate followers!

I hope you all enjoyed your Thanksgiving and spent time with family and friends. While I didn't grow up celebrating this (obviously, I'm British), I look forward to it every year now. It's a great time to take a minute to think about what we have and who we have in our lives. And to recharge for December's craziness!

I also really appreciate the opportunity to put together these newsletters each month. I am so grateful to my clients, friends, and family who take the time to read this every month. I'm also grateful to be able to travel again! It's amazing how your perception can change after being told you can't travel during a pandemic, it's very much in the past these days, but every time I plan a trip, I do pause for a moment and think about the days when we were all locked up and unsure when things would return to "normal". Currently, I'm back in England, visiting family and friends, so I'm grateful I can do that again.

December is just around the corner, are we ready? It's double the fun for me. I'm a December baby, so December is always a crazy month as I try to plan fun things for my birthday and enjoy some Christmas festivities!

We're done with the election! We now know the outcome, and I hope we can move forward regardless of who you wanted to win. We will see some changes. However, let's keep in mind and remind ourselves that what we do locally has the greatest impact on our lives and communities. For your family and your community.

Pitt Real Estate had a busy November! Our team helped close the homes of 6 clients, and 8 clients went under contract! As we approach the end of the year, my team currently ranks #1 in our brokerage, and our brokerage (Keller Williams) stands third in the MLS! Pitt Real Estate ranks among the top 30 teams in the entire MLS (out of 4000+ agents/teams). Our sales should total \$33 million or more, with 70 or more buyers and sellers

involved. What an amazing year it has been! Thank you to all of our clients, as well as those who referred us to their friends and family this year.

As we approach the holidays, please know we will be working until 12/20 and then back 1/6! Until then, if you're looking to buy/sell early next year, give me a call or send me an email, so we can put a plan in place to get you ready for the new year.

I would like to thank you again for being one of my top clients, favorite business partners, or a friend or family member. Thank you for being in my life!

Have a wonderful and relaxing December and Christmas with your families, and I'll send you a January newsletter right before New Years Eve!

Market Statistics for Charlottesville City & Albemarle County

November 29th



Total Number of Homes Listed (30 days)



Median Sales Price (30 days)



Average Days On Market (30 days)

159 homes were listed this month, 33 less than last month. Median sales price increased from \$539K to \$551K. Average days on market stayed the same at 11.

Last year, we had 121 listed homes, a median sales price of \$499K, and 10 average days on market. Comparing to last year, number of homes listed is up (38 units), days on market is one higher (11), and median sales price is up by \$52K.

Hot Home Trend: Darker Home Exteriors

The Modern House is going dark.

Along the rows of white, light gray or beige homes, some new properties are emerging and showing off a darker side. Black, chocolate brown or deep slate exterior colors are offering a sharp contrast in neighborhoods.

The black house has become a modern look. It may be used to make a bold

statement or as an accent along the trim, door frames or siding.



Black also may be used to achieve a monochromatic look, giving the entire house a dark treatment. Designers say these darker exteriors are rooted in a Scandinavian influence, which has been trending in home design over recent years.





Darker blues and even forest green also are gaining popularity as exterior colors. Whichever darker shade is used, however, these darker exteriors often are balanced out with white trim to help lighten the look.



Congratulations to Randi and Josh on their beautiful new home built by Charlottesville Area Builders! It was so much fun picking out the lot and building your dream home with you! If you're looking to build a home soon, check out this builder!

[Charlottesville Area Builders](#)

Recently Sold/Under Contract/Listed with Brad



1404 Minor Ridge Ct -
Under Contract,
\$299,000.



**18 Begum Rd,
Palmyra - Under
Contract, \$325,000.**



**318 Larkspur Rd,
Ruckersville - Under
Contract, \$339,900.**



**2795 Scottsville Rd,
Charlottesville -**
Active, \$699,000



5270 Oak Dr, Crozet -
Under Contract,
\$400,000.



**1533 Bennington Dr,
Staunton - Under
Contract, \$615,000.**

[Link](#)

Local Spotlight



Marigold by Jean-Georges (Keswick Hall, Keswick)

This place is just so impressive. Jean-Georges is a world renowned Chef. The food and setting here is top notch. This article by Charlottesville29 offers great insight, a must try!

<https://charlottesville29.com/2023/04/21/marigold/>

Check them out:

Marigold by Jean Georges

Upcoming Local Events



Leslie Odom, Jr. - The Christmas Tour

Leslie Odom, Jr. is a multifaceted Tony and Grammy Award-winning, three-time Emmy and two-time Academy Award-nominated vocalist, songwriter, actor, and New York Times bestselling author. With a career that spans all performance genres, Odom has received recognition for his excellence and achievements in Broadway, television, film, and music. Get in the Christmas Spirit on December 18th at the Paramount Theater!

Get your tickets:

Leslie Odom, Jr. The Christmas Tour - The Paramount, December 18th, 7:30pm

Home Tips



ATTENTION HOMEOWNERS

As the weather gets colder, it's essential to prepare your home to prevent winter damage and keep things running smoothly. Start by sealing drafts around windows and doors to save on heating costs, and make sure to clean gutters to avoid ice buildup that can damage your roof.

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ESTATE

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!



"THE FOUNDATION IS CRUMBLING, BUT...
THE ROOF WAS JUST RE-FROSTED LAST YEAR.
AND DID I MENTION THE CUSTOM PEPPERMINT ACCENTS?"

**I WILL HELP YOU FIND
A SWEET HOME**

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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