



Monthly Newsletter

June 2025

Latest News

Hey Pitt Real Estate Followers!

I hope you're staying cool and haven't melted away! Last week was roasting, wasn't it?

Earlier this month, we were lucky to visit the Cayman Islands—what an incredible experience! If you're looking for an easy Caribbean getaway, there's a direct flight from Dulles (just 3 hours) and a quick 12-minute drive to the main hotel area (7-Mile Beach). We stayed at the Kimpton Seafire Resort, which was amazing. A week of indulging in great food, drinks, and sunshine! The highlight? Stingray City—a must-do if you ever visit. We took a boat to a sandbar and fed stingrays, which are like the puppies of the sea. Highly recommend! I'll share some photos below for you to check out.

On another note, Adam Sandler is bringing his comedy tour to town this fall, and I've got tickets! It's not every day we get someone of his caliber in little ol' Charlottesville, so it should be a fun one; hope to see you there!

June is usually slower for real estate here in Cville, with families away on vacations and Charlottesville quieter overall. Still, Pitt Real Estate had a busy month, closing 7 clients into/out of homes and signing 8 new contracts. Again, I'm always grateful for those who continue to trust me with this process!

Interest rates are currently around 6.75%. The FED didn't lower rates this month, focusing on managing inflation and adjusting to recent tariff changes. Even with inflation under control, the new tariffs have delayed rate reductions.

As for the local market, median home prices rose by \$35K from last year, days on market increased by 2 days, and inventory dropped by 17 listings. These trends point to a more balanced market, giving buyers a bit more room to negotiate compared to recent years.

Wishing you a fantastic July and a fun 4th! Remember to keep your furry friends safe during the holiday—it's a time when many pets go missing or get stressed.

Have a great month, and I'll catch up with you next month!



Market Statistics for Charlottesville City & Albemarle County

June 30th



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



**Median Sales Price
(30 days)**



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

212 homes were listed this month, 102 less than last month. Median sales price decreased from \$587,500 to \$569,900. Average days on market remained the same at 10.

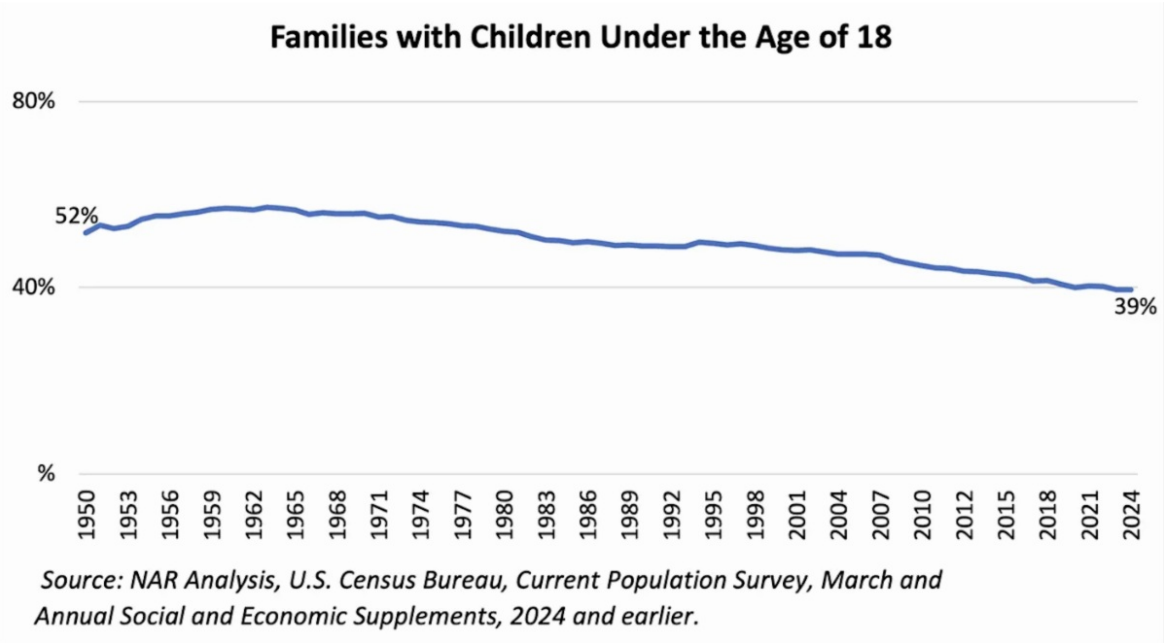
Last year, we had 229 listed homes, a median sales price of \$535K, and 8 average days on market. Comparing to last year, number of homes listed is down (17 units), days on market is up by two days (10), and median sales price is up (\$35K).

Pets Drive Home Buying

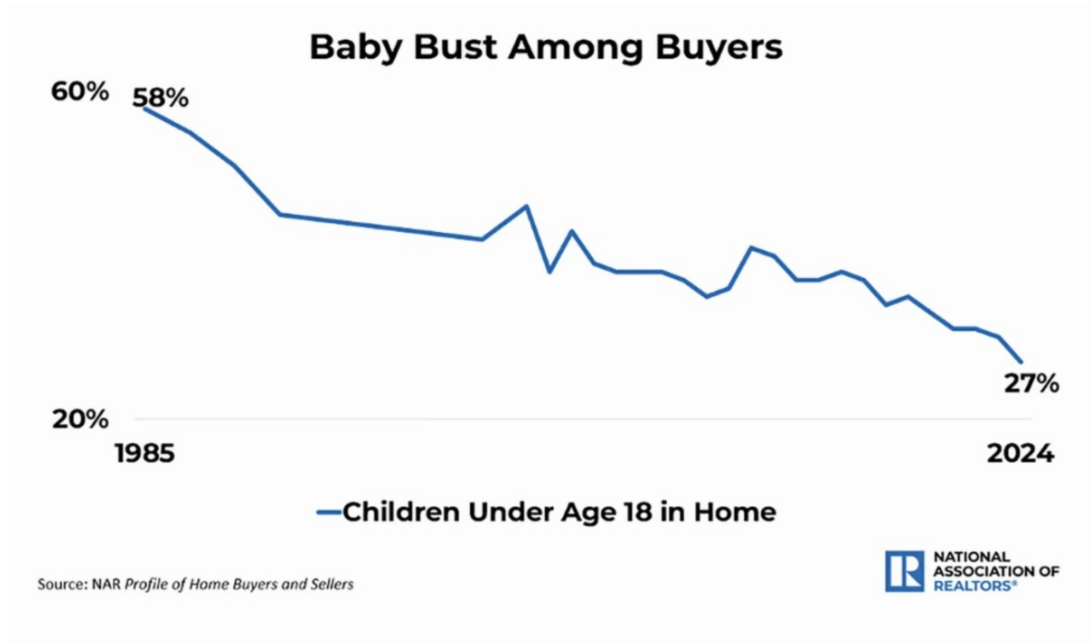
Did you know there are more households with pets than children? And these

beloved pets are a driver of economic activity, namely, home buying. About one-fifth of recent home buyers considered their pet when choosing a neighborhood, a share that increases among unmarried couples and single women buyers. Let's dive in!

According to the U.S. Census, the share of families with children under the age of 18 living in their home has continued to decline. The share of families with children under the age of 18 in 2024 stood at 39%, down from 52% in 1950. This is likely due to two reasons: Birth rates, overall, have been declining, and a large share of baby boomer households have already seen their children leave the nest.

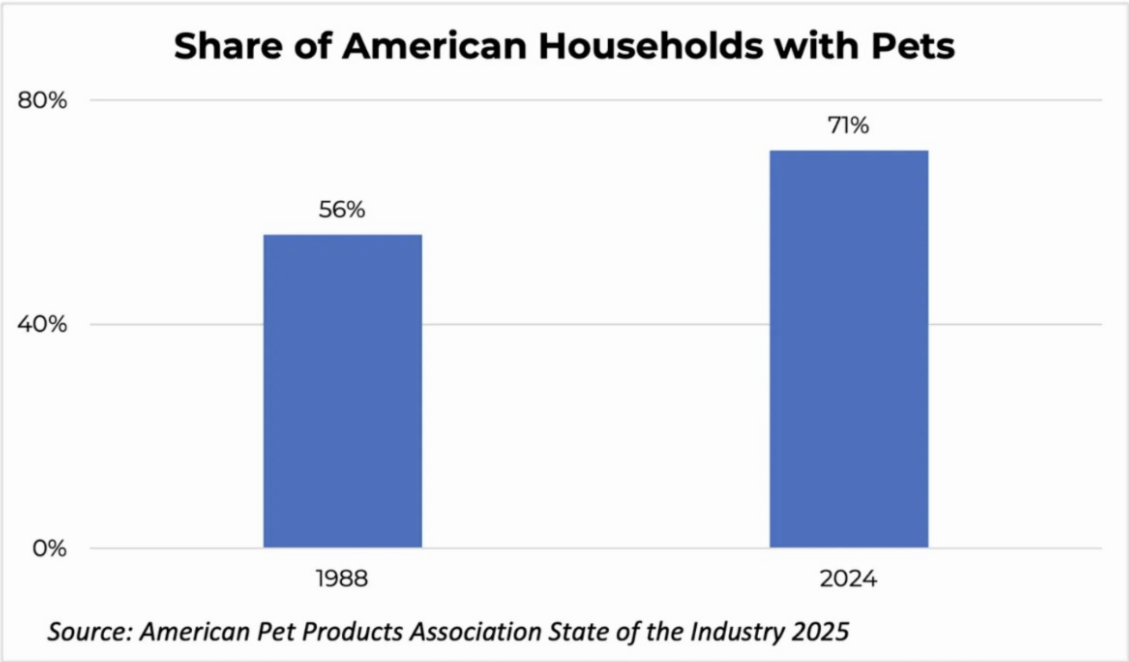


This trend is also reflected among home buyers. In 1985, 58% of home buyers had children under the age of 18 in their homes. In 2024, just 27% of home buyers had a child under the age of 18 in their home. This is an all-time record low.

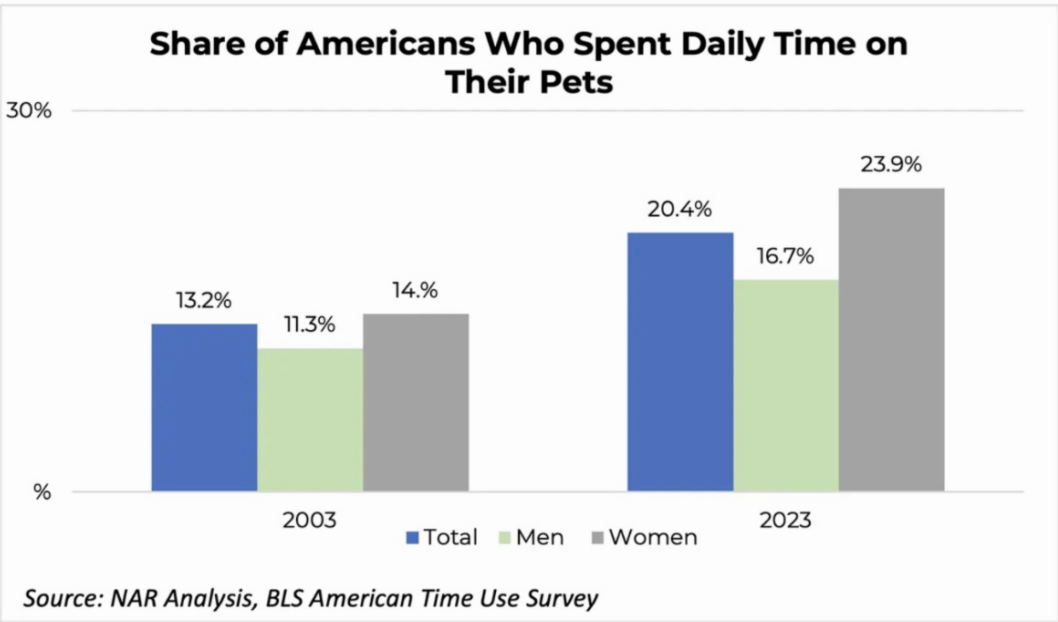


While the number of children in U.S. households has declined in the last 20 years, there has been a rise in pet ownership. According to the American Pet Products Association, 71% of American households own a pet. This is up from 56% in 1988. Throughout the COVID-19 pandemic, Americans adopted

pets for companionship and entertainment; however, this trend has since eased from its recent peak. The American Pet Product Association reports that dogs and cats are the most common household pets.

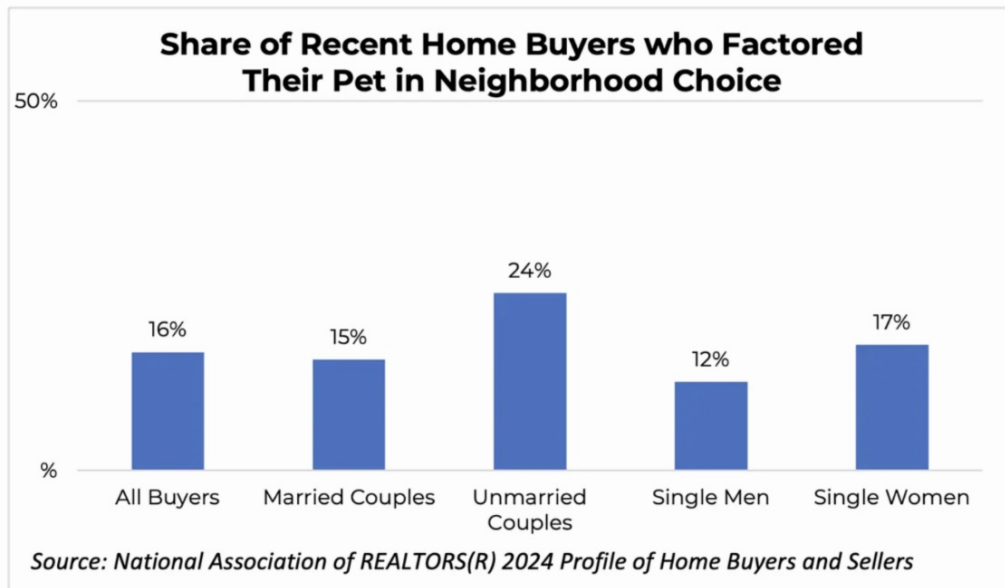


Americans are investing a significant amount of time and financial resources in their animals. The amount of time spent with pets has increased significantly over the past 20 years. According to the BLS American Time Use Survey, the share of Americans spending time with their pets and the amount of time spent have both increased. In 2003, 13.2% of Americans spent time with their pets daily. In 2023, that share has grown to 20.4% and 23.8% of women. The amount of time spent on pets has increased from .62 hours in 2003 to .73 hours in 2023. It is not only additional time spent with pets but also finances. According to the American Pet Products Association, total U.S. pet industry expenditures have grown from \$53.3 billion in 2012 to \$152 billion in 2024.

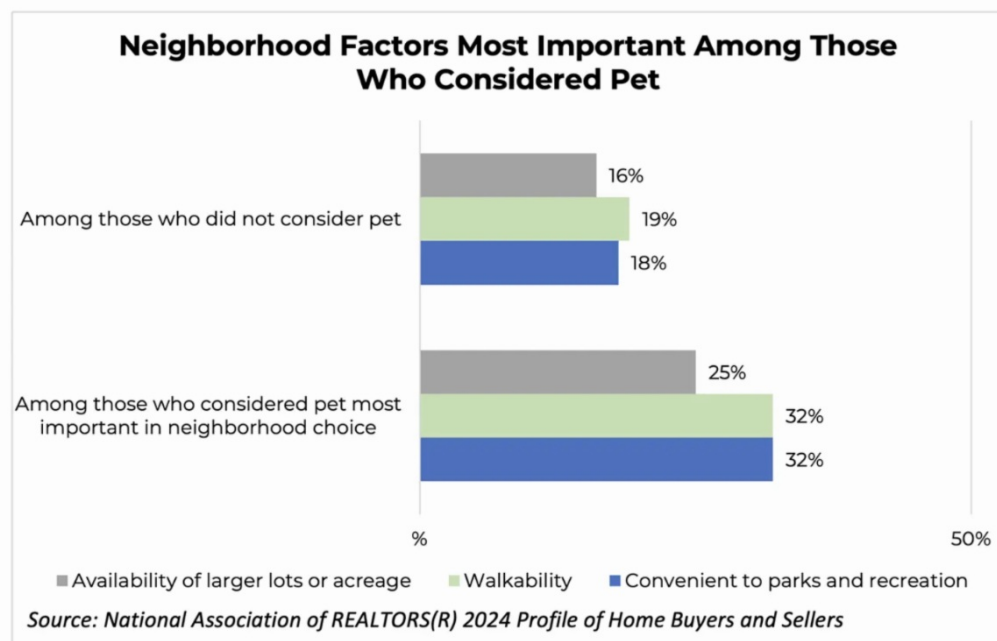


Given the increasing share of pets in households and the growing time and resources devoted to them, it is no surprise that many home buyers consider

their pets the most important factor when making homebuying decisions. Factors such as proximity to a veterinarian and outdoor space for pets are important considerations for buyers with pets. Among all unmarried couples, 24% of home buyers considered their pet when deciding on a neighborhood in which to purchase, compared to 15% of married couples. Seventeen percent of single women considered factoring their pet into their neighborhood choice, compared to 12% of single men. This trend is similar to the BLS Time Use Survey, which found women are more likely to spend time with pets daily.



Those who considered their pet to be very important in their neighborhood choice were also more likely to consider other neighborhood features than those who did not factor a pet into their decision. Pet lovers also purchased homes in areas with larger lots or acreage, and were more interested in convenience to parks and recreation areas, as well as walkability. This is likely not a surprise, as it is not just humans who desire these neighborhood features, but the pets themselves that need room to run and play.





Congratulations to Hillary & David on their move to Crozet!

Recently Sold/Under Contract/Listed with Brad



1867 Stage Junction Rd, Columbia - For Sale, \$279,900

[Link](#)



678 Noush Ct, A, Charlottesville - For Sale, \$379,900

[Link](#)



1210 Meriwether St, Charlottesville - For Sale, \$450,000

[Link](#)



**4506 Sunset Dr.,
Charlottesville** - Under
Contract, \$559,900



**6406 Carter Ln,
Mineral** - **For Sale**,
\$1,975,000

[Link](#)



**16 E Park View Dr,
Staunton** - Under
Contract, \$359,900



**2112 Elm Tree Ct,
Charlottesville** - Under
Contract, \$375,000



**1616 Cool Spring Rd,
Charlottesville** - Under
Contract, \$319,900

**1791 Webland Park,
Charlottesville** - Under
Contract, \$279,000



**1065 Weybridge Ct, 201,
Charlottesville** - Under Contract,
\$220,000



15145 Oakshade Ct, Orange -
Under Contract, \$250,000

Local Spotlight



Crozet Pizza

If you're a pizza lover, it's definitely worth making the short trip to Crozet to check out Crozet Pizza! These folks have been perfecting their craft since 1977, and it shows. They use fresh, local ingredients to create inventive, delicious pies. You really can't go wrong with anything on the menu, but my personal go-to is the classic Capone—topped with fresh mozzarella, basil, and tomato.

Check them out:

Crozet Pizza

Upcoming Local Events



Adam Sandler: You're My Best Friend Tour

Adam Sandler needs no introduction. He is bringing his

"You're My Best Friend" comedy tour to Charlottesville, VA,
with a stop at the John Paul Jones Arena on September 12, 2025!

Adam Sandler: You're My Best Friend Tour

Home Tips



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!

when you're on vacation but
you're also in real estate



Connect With Brad

If you have been thinking about a real estate decision or expect to be making one in 2025, reach out to us so we can help you get ahead on the process.

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