



Monthly Newsletter

June 2026

Latest News

Hey Pitt Real Estate Followers!

We've officially made it to July! Wow, what a HOT weekend it was! I hope everyone had a great Fourth of July weekend!

We had plans to go watch the fireworks at Baldtop Brewery in Madison (they always put on a killer show, and to be honest, I just go for the beer and pizza), but they ended up getting canceled because of the heat. So, since we recently moved into a new home, I spent the weekend unpacking boxes, sweating more than the creases of my body appreciated, and (mostly joking! 😊) cursing too many times to count due to smacking my thumb while hanging things on the walls...but hey, moving is fun, right?

The good news is we're finally moved in and getting settled! It's funny, it's not until you move that you realize what a pain in the A** it really is. I help people move all the time, but going through the process myself definitely reminded me just how much planning, organizing, and hard work goes into the process. As a Realtor, I'm usually focused on helping my clients get to the closing table, but this move was a great reminder that the journey doesn't end when you get the keys. Packing, unpacking, organizing, and turning a house into a home is all part of the experience. The last time we moved was back in 2018, so going through it again was a good reminder of everything my clients experience—and it gave me an even greater appreciation for what they navigate during a move.

Now, let's take a quick look at what happened in our local market during June. In June, 279 homes were listed for sale, which was 18 fewer than in May. The median sales price dipped just slightly from \$565,000 to \$563,300, while the average days on market increased from 9 to 13 days. Looking back at June of last year, there were 212 homes listed, a median sales price of \$569,900, and homes averaged 10 days on the market. Compared to a year ago, we're seeing 67 more homes available for buyers, homes are taking just a few days longer to sell, and prices have remained remarkably stable, down only about \$6,600 year over year. Overall, we're continuing to see the market normalize, creating opportunities for both buyers and sellers.

Mortgage rates were also relatively steady throughout June, with the average 30-year fixed rate hovering in the mid-6% range. While rates are still higher than many buyers

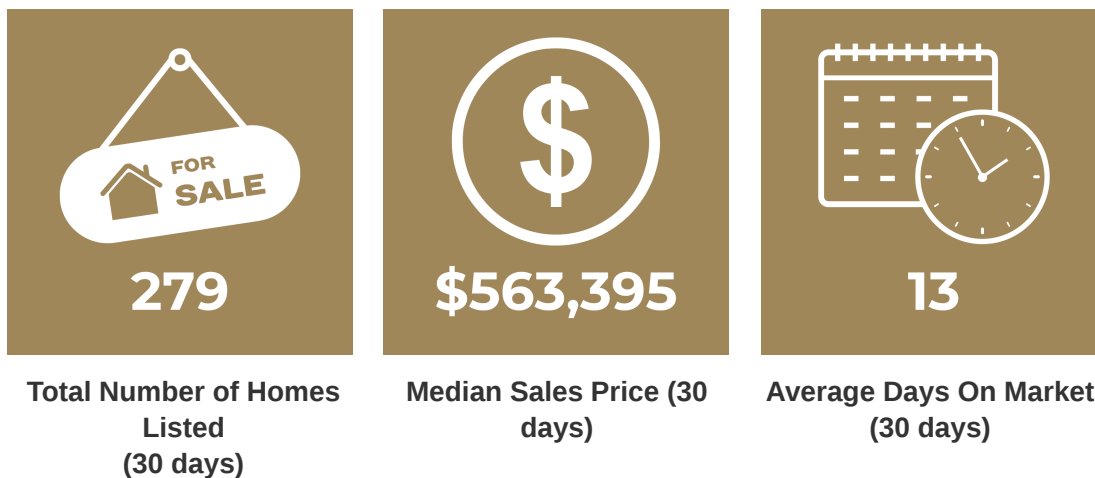
would like, the stability has brought a little more confidence and predictability to the market. I always remind my clients that while interest rates matter, they shouldn't be the only factor in deciding when to buy. The right home at the right price is often worth more than waiting for the "perfect" rate, especially since refinancing is always an option if rates come down in the future.

As we settle into summer, July is packed with great ways to enjoy Charlottesville! Fridays After Five is back every Friday evening at the Ting Pavilion with free live music, local food vendors, and a fun downtown atmosphere. On July 11, head to Benjamin Tonsler Park for the free Sounds of Summer concert, and don't forget the Charlottesville City Market every Saturday morning for fresh produce, baked goods, flowers, and local artisan goods.

I hope everyone has an amazing July! Stay cool, enjoy the rest of the summer, and if you're thinking about buying, selling, or simply have questions about the market, I'm always happy to help!

Market Statistics for Charlottesville City & Albemarle County

Month Of June



279 homes were listed in the month of June, 18 less than May. Median sales price decreased slightly from \$565K to \$563.3K. Average days on market increased by 4 from 9 to 13 days.

Last year, we had 212 listed homes, a median sales price of \$569.9K, and 10 average days on market. Comparing to last year, number of homes listed is up (67 units), days on market is up by 3, and median sales price down by around \$6K.

9 Bathroom Trends on Their Way Out—and the Styles Replacing Them

Here's how not to design a bathroom, and what designers suggest favoring instead.

Designers and home stagers say the era of overly sterile bathrooms is fading. Instead, warmer tones, natural materials and more personality-driven and wellness design

choices are dominating the latest bathroom design trends.



Fixr.com's 2026 Bathroom Trends Report—based on a survey of about 100 interior designers and home stagers—highlights the styles losing momentum, along with the emerging looks moving in.

Bathroom Trends on the Way Out

According to the Fixr.com survey, these design choices are falling out of favor:

- All-white and all-gray bathrooms: 75%
- Vessel sinks: 40%
- Tile countertops: 40%
- Faux wood-look tile in showers: 34%
- Matte black hardware: 29%
- Icy blue color palettes: 25%
- Textured 3D wall tiles: 16%
- High-tech backlit mirrors: 11%
- Accent walls: 6%

“The cold, sterile material palettes are being replaced with warm, tactile and nature-integrated designs,” Alexandra Aguirre of Phoenix Interior Design said in Fixr.com's report.

Experts also point to practicality concerns. For example, vessel sinks and tile countertops are increasingly viewed as difficult to maintain and prone to water splashing.

The Bathroom Trends “In” for 2026

As older trends fade, a new wave of design priorities is taking hold:

- Increased natural light: 62%
- Heated floors: 54%
- Biophilic design: 42%
- Rounded mirrors and fixtures: 34%
- Enhanced air quality: 25%
- Microcement finishes: 12%
- Double drenching: 12%
- Curated antique pieces: 9%

- Deep personalization through artwork: 6%
- Maximalist design: 6%

Increasing natural light flowing into the space has become the leading priority, followed closely by heated floors and biophilic design elements that strengthen the connection between indoor spaces and nature.

Minol Shamreen of Studio M Designs noted in the report that bathrooms are increasingly being designed as restorative spaces. “Featuring abundant natural light, lush plants and organic materials, these spaces become serene, calming retreats that nurture wellness,” she says.

Credit/Source: Melissa Dittmann. Melissa Dittmann Tracey is a contributing editor for REALTOR® Magazine and editor of the Styled, Staged & Sold blog.

[Link to Blog](#)



Huge congrats to Dakota and Logan on becoming first-time homeowners!

So excited for your next chapter! 🏡🔑

REVIEW



"There is no one I would have trusted more with this process. Brad has truly excelled in his career, and anyone would be fortunate to have him as their realtor. I cannot say enough wonderful things about him and his team. They made what could have been a stressful experience feel manageable, and for that I will always be grateful."

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Recently Sold/Under Contract/Listed with Brad



**2217 Fowler Cir,
Charlottesville - For Sale,**
\$565,000

[Link](#)

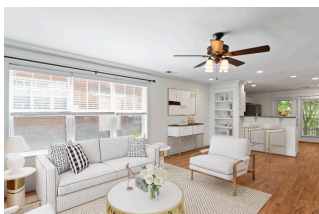


785 Park Ridge Dr., Crozet
- **For Sale**, \$449,000

[Link](#)



**1019 Barkley View Ct.
Crozet - Coming Soon,**
\$695,000



**1840 Candlewood Ct.
#101, Charlottesville - For**



**345 Redhawk Trl,
Charlottesville(Ivy) - For**



Sale, \$269,000

Sale, \$830,000

16 Cliftwood Rd, Palmyra -
Under Contract, \$439,900

[Link](#)

[Link](#)

Local Spotlight



El Jaripeo

Authentic Mexican Restaurant

If you're looking to highlight local flavor in Charlottesville, El Jaripeo is a longtime favorite worth a visit. Known for its warm, festive atmosphere and classic Mexican dishes, it's a go-to spot for everything from casual weeknight dinners to celebratory nights out. With generous portions, friendly service, and a menu full of familiar favorites, it's the kind of neighborhood staple that helps make the local dining scene feel welcoming and vibrant, an easy recommendation for anyone who loves Mexican food!

El Jaripeo

Summer In C-Ville



Summer in C-Ville

EXPERIENCE SUMMER LIKE A LOCAL



PICK YOUR OWN PEACHES AT CHILES ORCHARD

Experience one of Virginia's sweetest summer traditions.

CARTER MOUNTAIN SUNSET

Catch a spectacular sunset overlooking the Blue Ridge Mountains.

SIP & RELAX ALONG THE MONTICELLO WINE TRAIL

Spend an afternoon enjoying scenic vineyards and local wines.

RIVANNA RIVER PADDLE

Get out on the water for a relaxing outdoor adventure.



Upcoming Local Events



Gabriel Iglesias: The 1976 Tour

Get ready, comedian Gabriel Iglesias is coming to town on October 17th! Known for his high-energy storytelling and relatable humor, Iglesias has become one of the most popular stand-up acts in the country. It's the perfect opportunity to add a little laughter to your fall calendar right here in the area.

[Gabriel Iglesias: The 1976 Tour](#)

Home Tips/Trends



Your Home Has More Rooms Than You Think

Don't overlook the patio, deck,
or outdoor living space.
Buyers aren't just shopping for
square footage—they're
imagining a lifestyle.

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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!



Connect With Brad

If you have been thinking about a real estate decision or expect to be making one in 2026, reach out to us so we can help you get ahead on the process.

To Contact Me - [Click here](#)

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Bradley Pitt

Realtor at Keller Williams Realty

Cell: 434-422-0352

Email: bradleypitt@kw.com



Powered by Keller Williams Alliance

Pitt Real Estate | 3510 Remson Court Suite 401 | Charlottesville, VA 22901 US

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