



Monthly Newsletter

October 2024

Latest News

Hey Pitt Real Estate followers!

Wishing you a happy Halloween! Those of you with young kids, I hope they have a spooky time tonight, and don't let them grab too much candy!

The weather has been gorgeous lately! Recently, I've spent a lot of time driving around Charlottesville, looking at land and homes with spectacular views, and enjoying the amazing breweries here. Even after living here for 12 years, I can't get over the mountains and colors in the fall (I grew up in a concrete jungle back home, this is really so stunning to me).

Are we ready for next week? In my next newsletter we'll have a new president...all I can say is, whatever happens next month, thanksgiving is right around the corner, and whether we all have divided opinions on our political views, it's a good time to think about what really matters. Family, friends, health, and inner peace. Since I'm not a citizen yet, I can't vote, but from outside, I can see how passionate this community is about their political views. I just hope that after either outcome, we can all work together and move forward as a community and a nation.

Let's talk real estate! Wow, for what September lacked in production, October has certainly made up for! Pitt Real Estate closed out 5 client sales, and put under contract 10 new clients! It's the last wave of business before the holidays, so it's a great time to get your ducks in a row before the new year. With the beautiful weather and comfortable temperatures, it's a really great time to tour some homes.

Next month is Thanksgiving! Don't forget to sign up for Pitt Real Estate's Thanksgiving Pie Giveaway. My team will send you an email in a couple of weeks. Let us know what day you'd like to pick up and your pie flavor! Our two pick up days will be Thursday 21st and Friday 22nd.

Rates, rates, rates. Interest rates have been on a rollercoaster this year. One day they're down, next day they're up. This can be quite challenging for our

buyers and agents to navigate. Right now, they're hovering around 6.85%. Even with the FED dropping 50 basis points last month, we saw a slight dip, but now they're slowly creeping back up to high sixes. Hopefully they'll come down more by 2025. 5% seems to be the magic number for buyers. That being said, no matter what the rate is that day, real estate is still one of the best investments you can make in your life and a small percentage change shouldn't stop you from buying. I'm here to help you make a good decision by looking at all the factors in your situation.

Next month I'm heading back to the UK for 10 days. I'll be taking an extra suitcase here so I can haul back all the chocolate and sweets I miss; nows your chance to send me a list if you want me to bring back any english treats for you!

Lastly, I hope you all have a great Halloween and Thanksgiving, and I'll see you before, dare I say, December! Can you believe its almost 2025?!

As always, my team and I are here for any real estate needs you have!

Market Statistics for Charlottesville City & Albemarle County

October 29th



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



**Median Sales Price
(30 days)**



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

192 homes were listed this month, 27 less than last month. Median sales price decreased from \$579K to \$539K. Average days on market increased by 2 days to 11.

Last year, we had 206 listed homes, a median price of \$475K, and 10 average days on market. Comparing to last year, number of homes listed is less (14 units), days on market is one higher (10), and median sales price is up by \$64K.

10 Horrifying Home Design Trends: 2024 Edition

As home design has gotten bolder, some styles have gotten scarier.

From the latest DIY hashtag on social media to style themes prepackaged as

a design “core,” home design fads tend to die quickly. But until trends like “Yeeshaw Core” meet their final demise, we’re here to wish them dead.

The Styled Staged & Sold blog does an annual countdown of the worst home design trends of the year. Last year, the trends that earned a place on our list included out-of-place blob furniture, blindingly shiny surfaces and uncomfortable dining benches. So, what new frights have emerged this year?

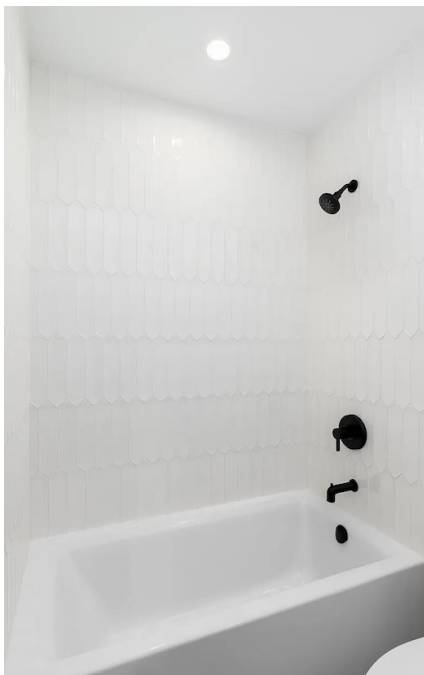
Here are some of the most haunting home styles of the year. Be sure to chime in below with the styles that are giving you the creeps!

10. Open shelving in the kitchen



By now, some homeowners undoubtedly are missing their upper kitchen cabinets. The pressure involved with open shelving likely has worn thin: keeping dishes pristinely displayed and organized—and the constant dusting! Certainly, open shelves in lieu of upper cabinets can work in small kitchens if you need to trick the eye to make the space seem larger. But in most kitchens, cabinets are beloved by homeowners for their organizational sanity. It’s just a bonus when they look nice, too.

9. Black fixtures on all-white interiors



Matted black finishes may be drawing too much of the focus, particularly in an otherwise all-white room. Black faucets and knobs can end up stealing the

spotlight, but is that really what you want guests to focus on? Faucets don't sell homes.

8. Cramped garages



Big houses with small garages are impractical. Vehicles have gotten larger, and households have accumulated more and more stuff. Yet, garage space is shrinking. From the 1960s to the 2000s, the average standardized two-car garage grew to 24x24 feet. Lately, builders are constructing homes with garages that are 20x20 feet. That can make for a tight squeeze considering an average pickup truck is more than 19 feet in length and a minivan can stretch to 18 feet. With smaller lots to contend with, builders are favoring larger interiors over garage space. But cramped garages mean homeowners are shimmying out of their parked car or even parking on the driveway or street.

7. All-gray interiors



Shades of gray have been blanketing our homes, from walls and floors to furniture, carpeting, rugs, paint, accessories and more. It's all starting to feel cold and dreary. Even Dorothy from "The Wizard of Oz" eventually woke up to some color—and it's time we do, too! The latest trend is clear: Color brightens up our spaces. Lately, contrasting colors and patterns have become a way to beat the gray.

6. The oversized, supersized shower



Seriously, how big is too big for a shower? We may have reached the tipping point. Even bath tubs are now being added inside these supersized showers, known as “wetrooms.” And some homeowners are even adding plants inside their shower for added décor. (A shower greenhouse—why not?) With big showers has come the need for more faucets and sprays that surround all sides, which can make it seem more like a powerful car wash than a relaxing spa. The time may have finally come to dial back the shower remodels to a more practical size. You’ll save money, too!

5. Overpainting with white



White trim, white-painted brick houses and white doors. We’ve all subscribed to the same design playbook: When in doubt, paint it white! More homeowners are starting to question that logic. Colored trim is “in” and so are brightly colored doors. Wood tones are beginning to shine through once again, too. Don’t assume that older, red or brown brick exteriors or fireplaces always must be painted white to feel fresh or modern. Once you paint it, you can never go back! White can be tough to keep clean and often requires a lot of upkeep. Some regret over white paint is likely brewing.

4. Mosaic tile accent strips



Colorful rectangular or square glass tiles were once a popular backsplash trend in the early 2000s, but designers now call it outdated. The tile accent strips often include a mixture of different colors and can look very busy and cramped. Instead, backsplashes are going big, featuring larger format tiles or stone slabs that cascade up the wall. Fewer grout lines can offer a more modern, clean finish.

3. Stainless steel kitchens



This trend went out as quickly as it came in, and most of us saw it coming. Keeping a stainless steel refrigerator smudge-proof is difficult enough; imagine having to keep shiny metal shelves and stainless steel backsplashes spotless, too! Popular cooking shows like "Boiling Point" and "The Bear" may have helped propel this kitchen design trend, but we'll happily leave this one to the chefs.

2. TikTok DIY home trends



“I found this great home idea on TikTok!” This statement alone should sound the alarm on an incoming design faux pas. Consider, some of these once-trending ideas:

- Painting your old, granite countertops with epoxy paint to mimic the look of marble;
- “Fridgescaping” your refrigerator by decorating it with fairy lights, mirrors and picture frames;
- Adding a battery-operated lamp onto your shower shelves for a softer light;
- Painting sofa fabric (yikes!)

TikTok has become a popular place for serving up videos on DIY home projects meant to inspire us. But sometimes, these so-called great ideas can borderline on disastrous, if not dangerous, for your home.

1. Design-cores



Cluttercore, Cottagecore, Grandpacore, Fantasycore, Yeehaw Core—and yes, Barbiecore. Likely the most hyped of these, Barbiecore had the longest rein of these core-styles, but taking home inspiration from a plastic doll was never to last past childhood. Design trends that get labeled as a design “core” tend to be an overly themed style that will likely fade as fast as an Instagram story. Encapsulate these fads in a Pinterest folder if you must. We’ll all surely laugh about them later! Over-the-top design themes that try to imitate Barbie, grandpa or the Wild West can look off-putting in real life. Instead, fit your home’s style to your individual tastes—and keep grandpa out of it. After all, just like an apple core, these cores tend to rot fast. Don’t let a design core stink up your home.



Congratulations to Helen on closing her townhouse! Your deal was extra fun because you let us help you renovate the home and choose the carpet and paint! I'm glad we got it sold in the first weekend!

Recently Sold/Under Contract/Listed with Brad



**473 N Bath Ave,
Waynesboro** - Under
Contract, \$256,000



**110 Island Hill Rd,
Palmyra** - Under
Contract, \$499K



**118 Summit St.
Charlottesville** - Under
Contract, \$475,000



**Dick Woods Rd (6.69
Acre Land)** - Sold,
\$385,000.



**997 Riverrun Dr,
Charlottesville** - Under
Contract, \$365,000.



**1366 Laconia Ln,
Charlottesville** - Under
Contract, \$493K.



**2085 Elm Tree Ct.,
Charlottesville** - Under
Contract, \$320K

Local Spotlight



Three Notch'd Brewing Company(Nelson Location)

This is a must-see if you love refreshing cold beer, tasty southern food, and incredible mountain views! Taking our pup to Nelson 151 and sitting in their beer garden is one of our favorite things to do. PS. their pretzel bites are addictive!

Check them out:

Three Notch'd Brewing Company

Upcoming Local Events



Cody Johnson "Leather Deluxe Tour"

On January 18, you can see Country Singer Cody Johnson at JPJ! Get your tickets:

[Cody Johnson "Leather Deluxe Tour" - John Paul Jones Arena, January 18 2025](#)

Home Tips





TIP FOR HALLOWEEN NIGHT

Make sure your path is well-lit!

Clear any obstacles and use porch lights or lanterns to help trick-or-treaters safely reach your door.

PiTT REAL 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!



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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