



# ALBEMARLE COUNTY 2023 YEAR END BUILDING REPORT

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### KEY TO TYPES OF HOUSING REFERRED TO IN REPORT

SF	Single-Family (includes modular)
SFA	Single-Family Attached
SF/TH	Single-Family Townhouse
SFC	Single-Family Condominium
DUP	Duplex
MF	Multi-Family
MHC	Mobile Home in the County (not in an existing park)
AA	Accessory Apartment

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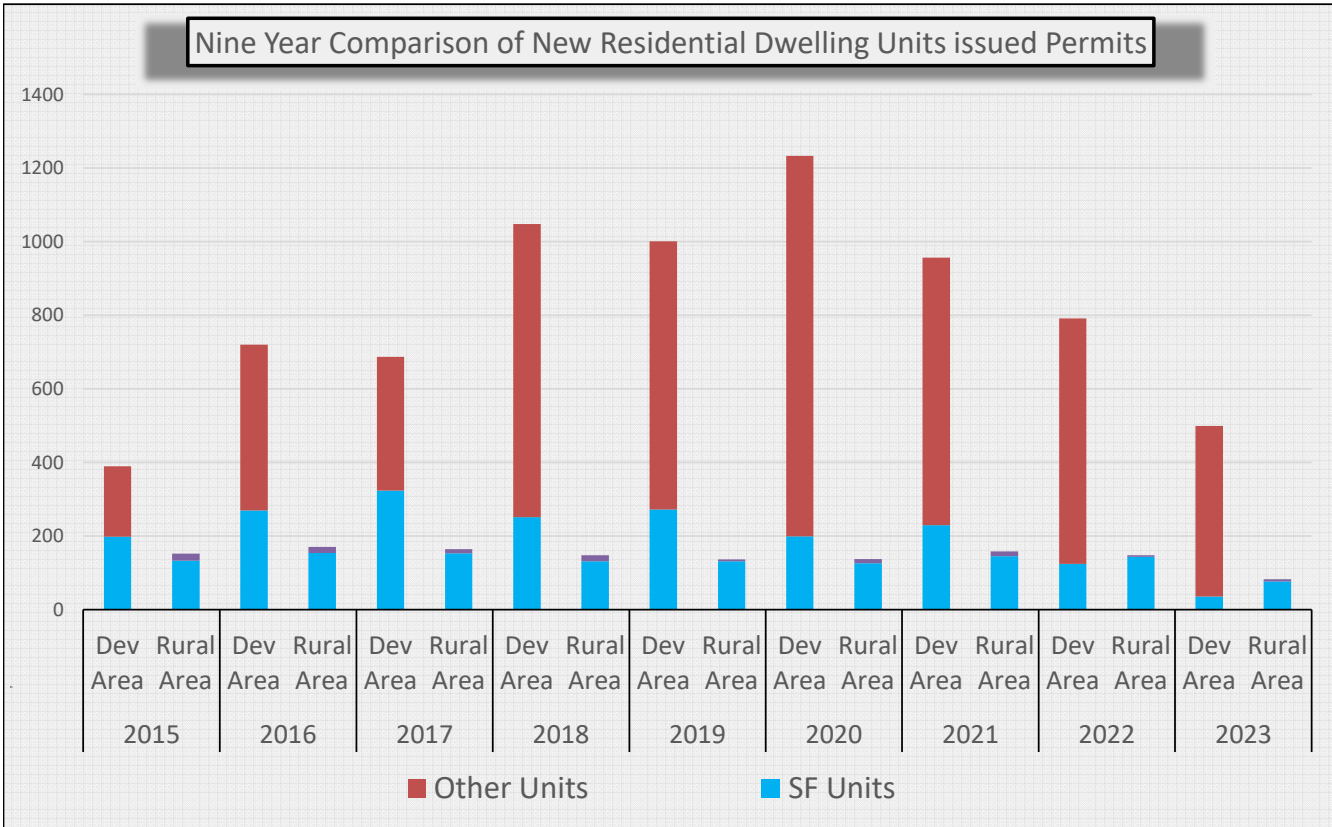
During 2023, 1,567 building permits were issued for 581 dwelling units. There were zero -0- permits issued for a mobile home in an existing park, at an exchange rate of \$2,500/unit, for a total of \$-0-. There were no permits issued for the conversion of an apartment to a condominium.

**I. Comparison of Residential Dwelling Units**

Table I. Nine Year Comparison of New Residential Dwelling Units by Comprehensive Plan Development Area and Rural Area

Quarter	2015		2016		2017		2018		2019		2020		2021		2022		2023		2023 Totals
	Dev	Rural	Dev	Rural	Dev	Rural	Dev	Rural	Dev	Rural	Dev	Rural	Dev	Rural	Dev	Rural	Dev	Rural	
1st Quarter	95	16	91	32	218	41	588	39	515	19	441	34	193	42	131	46	65	30	95
2nd Quarter	82	54	274	40	219	37	257	38	166	32	297	32	124	36	232	45	39	19	58
3rd Quarter	152	41	149	55	101	45	113	29	191	47	413	42	323	32	404	31	312	24	336
4th Quarter	60	41	206	43	128	45	90	42	129	38	77	29	316	48	24	26	83	9	92
COMP PLAN AREA TOTALS	389	152	720	170	666	168	1048	148	1001	136	1228	137	956	158	791	148	499	82	581
YEAR TO DATE TOTALS	541		890		834		1196		1137		1365		1114		939		581		

Chart A. Nine Year Comparison of New Residential Dwelling Units by Comprehensive Plan Development Area and Rural Area



**YEAR END 2023**

**II. COMPARISON OF RESIDENTIAL DWELLING UNITS BY TYPE**

Table II. Breakdown of New Residential Dwelling Units by Magisterial District and Dwelling Unit Type

MAGISTERIAL DISTRICT	DWELLING UNIT TYPE								TOTAL UNITS	% TOTAL UNITS
	SF	SFA	SF/TH	SFC	DUP	MF	MHC	AA		
RIO	14	0	21	0	0	0	0	1	36	6%
JACK JOUETT	2	0	0	0	0	0	0	0	2	0%
RIVANNA	21	0	5	0	0	279	0	2	307	53%
SAMUEL MILLER	26	0	0	0	0	15	1	1	43	7%
SCOTTSVILLE	16	0	45	0	0	12	3	0	76	13%
WHITE HALL	32	0	27	0	24	31	0	3	117	20%
<b>TOTAL</b>	<b>111</b>	<b>0</b>	<b>98</b>	<b>0</b>	<b>24</b>	<b>337</b>	<b>4</b>	<b>7</b>	<b>581</b>	<b>100%</b>

Table III. Breakdown of New Residential Dwelling Units by Comprehensive Plan Area and Dwelling Unit Type

COMPREHENSIVE PLAN AREA	DWELLING UNIT TYPE								TOTAL UNITS	% TOTAL UNITS
	SF	SFA	SF/TH	SFC	DUP	MF	MHC	AA		
URBAN NEIGHBORHOOD 1	0	0	9	0	0	0	0	0	9	2%
URBAN NEIGHBORHOOD 2	11	0	0	0	0	0	0	1	12	2%
URBAN NEIGHBORHOOD 3	0	0	0	0	0	0	0	2	2	0%
URBAN NEIGHBORHOOD 4	3	0	0	0	0	0	0	0	3	1%
URBAN NEIGHBORHOOD 5	2	0	45	0	0	12	0	0	59	10%
URBAN NEIGHBORHOOD 6	0	0	0	0	0	0	0	1	1	0%
URBAN NEIGHBORHOOD 7	0	0	0	0	0	14	0	0	14	2%
<b>URBAN AREAS SUBTOTAL</b>	<b>16</b>	<b>0</b>	<b>54</b>	<b>0</b>	<b>0</b>	<b>26</b>	<b>0</b>	<b>4</b>	<b>100</b>	<b>17%</b>
CROZET COMMUNITY	8	0	27	0	24	31	0	2	92	16%
HOLLYMEAD COMMUNITY	9	0	17	0	0	279	0	0	305	52%
PINEY MOUNTAIN COMMUNITY	0	0	0	0	0	0	0	0	0	0%
<b>COMMUNITIES SUBTOTAL</b>	<b>17</b>	<b>0</b>	<b>44</b>	<b>0</b>	<b>24</b>	<b>310</b>	<b>0</b>	<b>2</b>	<b>397</b>	<b>68%</b>
RIVANNA VILLAGE	2	0	0	0	0	0	0	0	2	0%
<b>VILLAGE SUBTOTAL</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>0%</b>
TOWN OF SCOTTSVILLE	0	0	0	0	0	0	0	0	0	0%
<b>TOWN SUBTOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>
<b>DEVELOPMENT AREA SUBTOTAL</b>	<b>35</b>	<b>0</b>	<b>98</b>	<b>0</b>	<b>24</b>	<b>336</b>	<b>0</b>	<b>6</b>	<b>499</b>	<b>86%</b>
RURAL AREA 1	23	0	0	0	0	0	0	0	23	4%
RURAL AREA 2	14	0	0	0	0	0	1	0	15	3%
RURAL AREA 3	20	0	0	0	0	1	0	1	22	4%
RURAL AREA 4	19	0	0	0	0	0	3	0	22	4%
<b>RURAL AREA SUBTOTAL</b>	<b>76</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>4</b>	<b>1</b>	<b>82</b>	<b>14%</b>
<b>TOTAL</b>	<b>111</b>	<b>0</b>	<b>98</b>	<b>0</b>	<b>24</b>	<b>337</b>	<b>4</b>	<b>7</b>	<b>581</b>	<b>100%</b>

YEAR END 2023

II. COMPARISON OF RESIDENTIAL DWELLING UNITS BY TYPE (continued)

Table IV. Breakdown of Residential Dwelling Units by Elementary School District and Dwelling Unit Type

SCHOOL DISTRICT	DWELLING UNIT TYPE								TOTAL	% TOTAL
	SF	SFA	SF/TH	SFC	DUP	MF	MHC	AA	UNITS	UNITS
Agnor-Hurt	10	0	0	0	0	0	0	0	10	2%
Baker Butler	15	0	13	0	0	279	0	0	307	53%
Broadus Wood	8	0	0	0	0	0	0	0	8	1%
Brownsville	9	0	3	0	0	32	0	2	46	8%
Crozet	11	0	24	0	24	0	0	1	60	10%
Greer	0	0	9	0	0	0	0	0	9	2%
Hollymead	0	0	4	0	0	0	0	0	4	1%
Ivy	12	0	0	0	0	0	0	0	12	2%
Mountain View	6	0	45	0	0	12	0	0	63	11%
Murray	2	0	0	0	0	14	0	1	17	3%
Red Hill	16	0	0	0	0	0	1	0	17	3%
Scottsville	7	0	0	0	0	0	2	0	9	2%
Stone Robinson	11	0	0	0	0	0	1	2	14	2%
Stone Point	3	0	0	0	0	0	0	0	3	1%
Woodbrook	1	0	0	0	0	0	0	1	2	0%
<b>TOTAL</b>	<b>111</b>	<b>0</b>	<b>98</b>	<b>0</b>	<b>24</b>	<b>337</b>	<b>4</b>	<b>7</b>	<b>581</b>	<b>100%</b>

III. COMPARISON OF ALL BUILDING PERMITS

Table V. Estimated Cost of Construction by Magisterial District and Construction Type

MAGISTERIAL DISTRICT	*NEW RESIDENTIAL		*NEW NON-RES & ALTER. RES		* NEW COMMERCIAL & NEW		FARM BUILING & ALTER.		TOTAL	
	No.	Amount-\$	No.	Amount-\$	No.	Amount-\$	No.	Amount-\$	No.	Amount-\$
RIO	36	8,474,752	132	8,541,887	4	1,598,000	45	13,329,044	217	31,943,684
JOUETT	2	1,422,500	84	16,356,995	1	1,610,000	32	8,064,584	119	27,454,080
RIVANNA	35	70,687,317	216	18,308,437	6	1,397,852	24	2,364,785	281	92,758,391
SAMUEL MILLER	27	18,730,596	284	54,339,633	17	2,731,667	20	2,891,846	348	78,693,741
SCOTTSVILLE	64	18,197,802	154	20,160,404	10	8,056,000	30	23,300,566	258	69,714,772
WHITE HALL	73	25,938,656	246	18,091,696	7	17,063,200	16	3,080,642	342	64,174,194
<b>TOTAL</b>	<b>237</b>	<b>143,451,623</b>	<b>1116</b>	<b>135,799,052</b>	<b>45</b>	<b>32,456,719</b>	<b>167</b>	<b>53,031,467</b>	<b>1565</b>	<b>364,738,861</b>

\* Additional value of mobile homes placed in existing parks is included in the Alteration Residential category.

\* Additional value of Single-Family Condominium Conversions is included in the Alteration Residential category.

\* Additional value of condominium shell buildings is included in the New Non-Residential category. Additional permitting associated with the residential component of condominium shell buildings will be necessary and reported in other tables of the Building Report as permitting occurs.

\*\* Additional value of mixed use buildings is included in the New Commercial category. Mixed use buildings are comprised of residential and commercial uses. Additional permitting associated with the residential component of mixed use buildings will be necessary and reported in other tables of the Building Report as permitting occurs.

**YEAR END 2023**

Table VI. Nine Year Comparison of Estimated Cost of Construction by Magisterial District

	2015	2016	2017	2018	2019	2020	2021	2022	2023
RIO	32,923,373	49,241,063	50,962,829	40,751,262	127,005,000	58,710,774	38,178,580	43,201,384	31,943,684
JOUETT	57,468,928	29,686,169	29,839,963	22,006,008	30,590,085	46,146,648	76,291,316	46,734,264	27,454,080
RIVANNA	48,688,576	60,911,178	57,830,552	59,007,246	133,617,406	141,359,592	101,161,592	88,504,249	92,758,391
SAMUEL MILLER	54,586,603	60,332,104	74,629,546	88,556,298	61,162,725	62,890,271	64,031,274	87,589,437	78,693,741
SCOTTSVILLE	53,139,038	77,005,141	45,136,198	29,814,383	70,617,796	53,381,515	74,422,105	57,745,644	69,714,772
WHITE HALL	56,467,348	71,763,927	68,472,644	106,172,598	87,566,795	85,718,619	145,384,193	100,989,198	64,174,194
<b>TOTAL</b>	<b>303,273,865</b>	<b>348,939,582</b>	<b>326,871,732</b>	<b>346,307,794</b>	<b>510,559,806</b>	<b>448,207,419</b>	<b>499,469,061</b>	<b>424,764,176</b>	<b>364,738,861</b>

