

# 2013 YEAR END BUILDING REPORT

**County of Albemarle**  
Community Development Department  
Information Services Division  
401 McIntire Road  
Charlottesville, Virginia 22902-4596  
(434) 296-5832

## INDEX

---

- I. Comparison of New Residential Dwelling Units (Table I & Chart A)
- II. Comparison of Residential Dwelling Units by Type (Tables II, III, & IV)
- III. Comparison of All Building Permits (Table V)

## 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

---

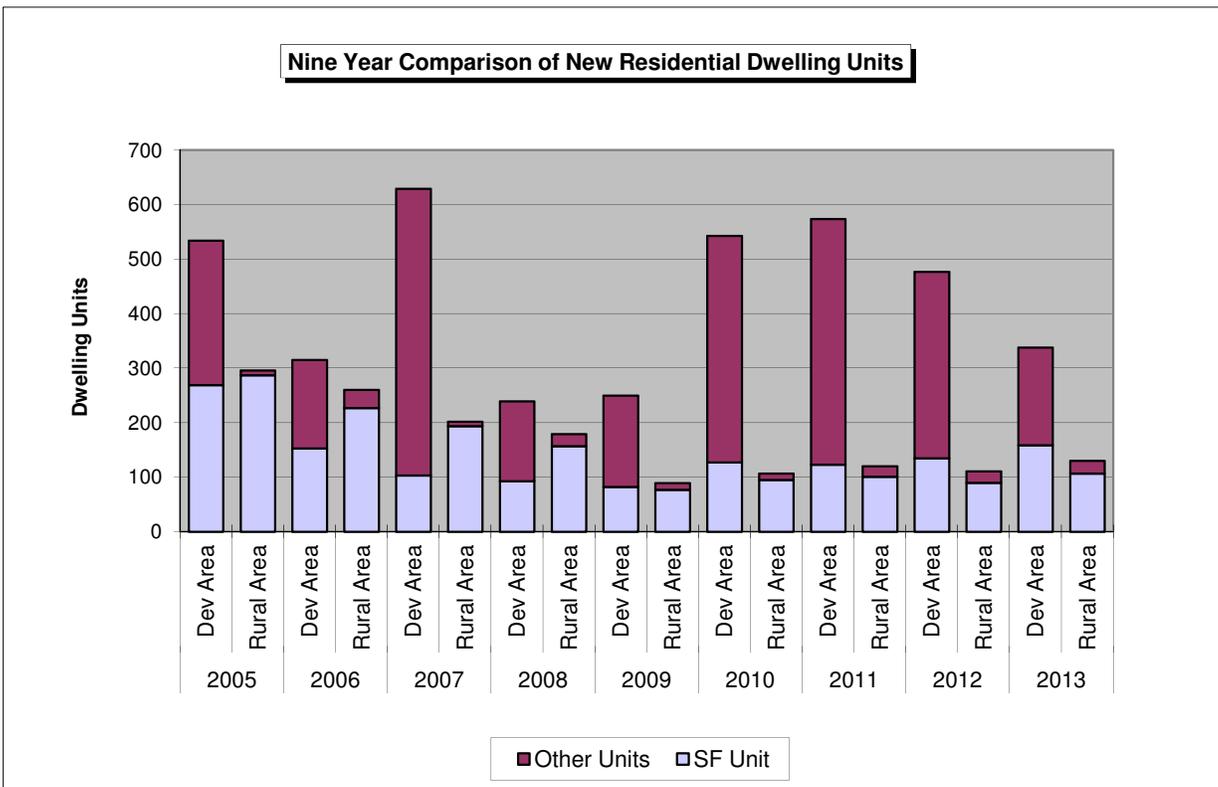
In 2013, 468 building permits were issued for 468 dwelling units. There were seven permits issued for mobile homes in an existing park, at an exchange rate of \$2,500, for a total of \$17,500. There were no permits issued for the conversion of an apartment to a condominium.

**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	2005		2006		2007		2008		2009		2010		2011		2012		2013		2013 Totals
	Dev	Rural																	
1st Quarter	157	123	81	64	267	57	78	49	38	20	91	24	372	26	70	25	102	26	128
2nd Quarter	121	66	101	80	232	38	86	53	71	26	65	27	58	29	310	25	110	37	147
3rd Quarter	188	46	65	67	73	67	47	47	50	30	358	23	82	37	47	28	71	41	112
4th Quarter	68	61	68	49	57	40	28	30	91	13	29	33	62	28	50	33	55	26	81
COMP PLAN AREA TOTALS	534	296	315	260	629	202	239	179	250	89	543	107	574	120	477	111	338	130	
YEAR TO DATE TOTALS	830		575		831		418		339		650		694		588		468		

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



**Year End 2013**

**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	47	26	56	0	0	0	0	2	131	28%
JACK JOUETT	6	0	0	0	0	0	0	0	6	1%
RIVANNA	45	0	31	0	0	0	5	4	85	18%
SAMUEL MILLER	35	3	5	0	0	0	5	2	50	11%
SCOTTSVILLE	36	0	35	0	0	0	0	2	73	16%
WHITE HALL	97	0	21	0	0	0	1	4	123	26%
<b>TOTAL</b>	<b>266</b>	<b>29</b>	<b>148</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>11</b>	<b>14</b>	<b>468</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	0	0	0	0	0	0	0	0%
URBAN NEIGHBORHOOD 2	19	26	28	0	0	0	0	2	75	16%
URBAN NEIGHBORHOOD 3	21	0	31	0	0	0	0	1	53	11%
URBAN NEIGHBORHOOD 4	1	0	35	0	0	0	0	0	36	8%
URBAN NEIGHBORHOOD 5	0	0	0	0	0	0	0	2	2	0%
URBAN NEIGHBORHOOD 6	0	0	0	0	0	0	0	1	1	0%
URBAN NEIGHBORHOOD 7	0	0	0	0	0	0	0	0	0	0%
<b>URBAN AREAS SUBTOTAL</b>	<b>41</b>	<b>26</b>	<b>94</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6</b>	<b>167</b>	<b>36%</b>
CROZET COMMUNITY	69	0	21	0	0	0	0	0	90	19%
HOLLYMEAD COMMUNITY	10	0	16	0	0	0	2	2	30	6%
PINEY MOUNTAIN COMMUNITY	15	0	12	0	0	0	0	0	27	6%
<b>COMMUNITIES SUBTOTAL</b>	<b>94</b>	<b>0</b>	<b>49</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>2</b>	<b>147</b>	<b>31%</b>
RIVANNA VILLAGE	24	0	0	0	0	0	0	0	24	5%
<b>VILLAGE SUBTOTAL</b>	<b>24</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>24</b>	<b>5%</b>
<b>DEVELOPMENT AREA SUBTOTAL</b>	<b>159</b>	<b>26</b>	<b>143</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>8</b>	<b>338</b>	<b>72%</b>
RURAL AREA 1	29	3	5	0	0	0	1	3	41	9%
RURAL AREA 2	24	0	0	0	0	0	3	1	28	6%
RURAL AREA 3	39	0	0	0	0	0	1	2	42	9%
RURAL AREA 4	15	0	0	0	0	0	4	0	19	4%
<b>RURAL AREA SUBTOTAL</b>	<b>107</b>	<b>3</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>9</b>	<b>6</b>	<b>130</b>	<b>28%</b>
<b>TOTAL</b>	<b>266</b>	<b>29</b>	<b>148</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>11</b>	<b>14</b>	<b>468</b>	<b>100%</b>

**Year End 2013**

**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 UNITS	% TOTAL UNITS
	SF	SFA	SF/TH	SFC	DUP	MF	MHC	AA		
Agnor-Hurt	21	26	28	0	0	0	0	0	75	16%
Baker Butler	33	0	28	0	0	0	0	1	62	13%
Broadus Wood	16	0	0	0	0	0	1	1	18	4%
Brownsville	70	0	21	0	0	0	1	1	93	20%
Cale	3	0	35	0	0	0	0	3	41	9%
Crozet	16	0	0	0	0	0	0	0	16	3%
Greer	1	0	0	0	0	0	0	0	1	0%
Hollymead	2	0	0	0	0	0	2	2	6	1%
Meriwether Lewis	11	0	0	0	0	0	0	2	13	3%
Murray	13	3	5	0	0	0	0	1	22	5%
Red Hill	7	0	0	0	0	0	0	0	7	1%
Scottsville	15	0	0	0	0	0	0	0	15	3%
Stone Robinson	35	0	25	0	0	0	1	1	62	13%
Stony Point	19	0	6	0	0	0	2	0	27	6%
Woodbrook	2	0	0	0	0	0	0	2	4	1%
Yancey	2	0	0	0	0	0	4	0	6	1%
<b>TOTAL</b>	<b>266</b>	<b>29</b>	<b>148</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>11</b>	<b>14</b>	<b>468</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 INSTITUT.		FARM BUILDING & ALTER. COMM.		TOTAL	
	No.	Amount-\$	No.	Amount-\$	No.	Amount-\$	No.	Amount-\$	No.	Amount-\$
RIO	131	\$ 25,008,133	69	\$ 1,658,342	4	\$ 7,829,798	196	\$ 10,079,088	400	\$ 44,575,361
JOUETT	6	\$ 5,645,000	75	\$ 6,230,130	5	\$ 49,800	90	\$ 6,105,001	176	\$ 18,029,931
RIVANNA	85	\$ 21,678,128	119	\$ 5,193,985	7	\$ 721,883	79	\$ 3,362,916	290	\$ 30,956,912
S. MILLER	50	\$ 19,635,923	161	\$ 10,830,754	1	\$ 40,000	53	\$ 4,093,702	265	\$ 34,600,379
SCOTTSVILLE	73	\$ 16,957,000	78	\$ 3,932,036	7	\$ 3,331,425	46	\$ 2,540,735	204	\$ 26,761,196
WHITE HALL	123	\$ 31,553,610	145	\$ 5,505,542	12	\$ 1,865,000	43	\$ 4,230,993	323	\$ 43,155,145
<b>TOTAL</b>	<b>468</b>	<b>\$ 120,477,794</b>	<b>647</b>	<b>\$ 33,350,789</b>	<b>36</b>	<b>\$ 13,837,906</b>	<b>507</b>	<b>\$ 30,412,435</b>	<b>1,658</b>	<b>\$ 198,078,924</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.