

Local Market Update – May 2020

A Research Tool Provided by Central Virginia Regional MLS.



Spotsylvania County

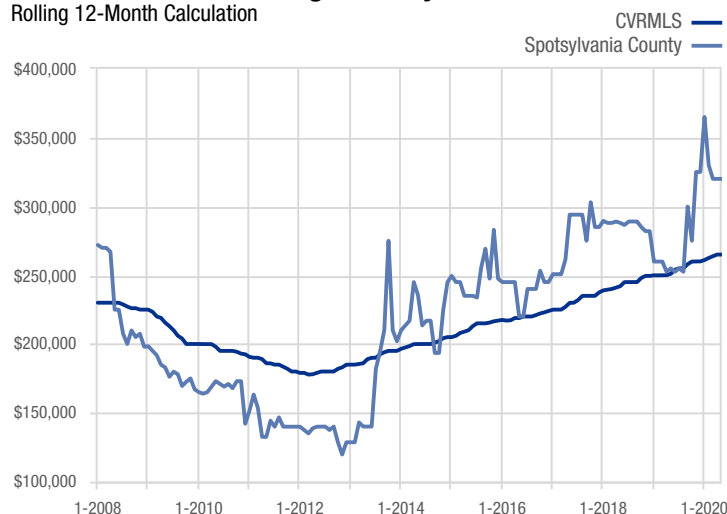
Single Family	May			Year to Date		
Key Metrics	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	8	5	- 37.5%	21	26	+ 23.8%
Pending Sales	1	4	+ 300.0%	13	20	+ 53.8%
Closed Sales	7	1	- 85.7%	14	16	+ 14.3%
Days on Market Until Sale	92	9	- 90.2%	113	33	- 70.8%
Median Sales Price*	\$549,900	\$370,000	- 32.7%	\$275,000	\$316,500	+ 15.1%
Average Sales Price*	\$476,760	\$370,000	- 22.4%	\$363,050	\$353,736	- 2.6%
Percent of Original List Price Received*	91.8%	97.4%	+ 6.1%	88.2%	97.3%	+ 10.3%
Inventory of Homes for Sale	17	10	- 41.2%	—	—	—
Months Supply of Inventory	6.0	3.9	- 35.0%	—	—	—

Condo/Town	May			Year to Date		
Key Metrics	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of Original List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

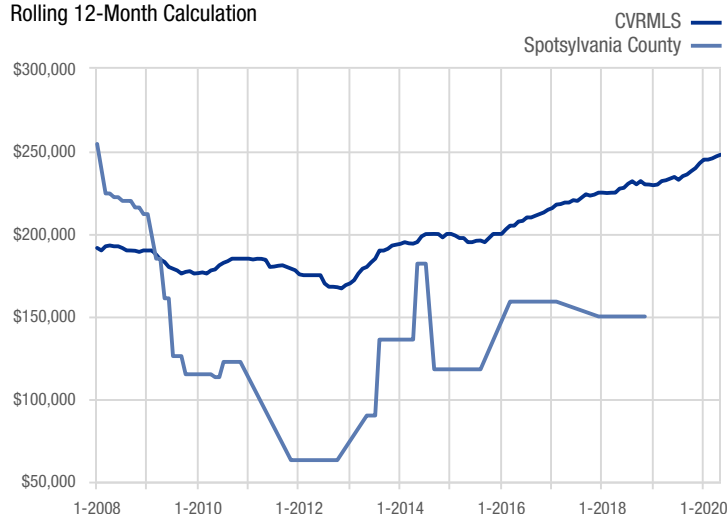
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Condo/Town

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.