

Local Market Update – July 2020

A Research Tool Provided by Central Virginia Regional MLS.



Spotsylvania County

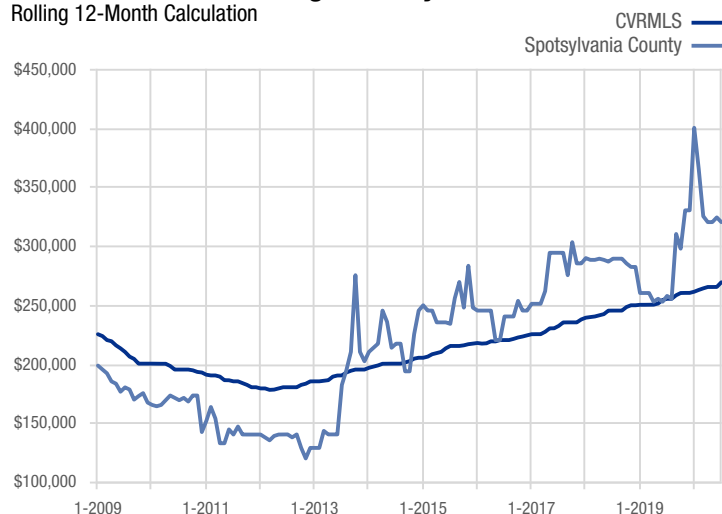
Single Family	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	4	2	- 50.0%	27	31	+ 14.8%
Pending Sales	1	1	0.0%	15	27	+ 80.0%
Closed Sales	3	5	+ 66.7%	17	25	+ 47.1%
Days on Market Until Sale	34	57	+ 67.6%	98	50	- 49.0%
Median Sales Price*	\$400,000	\$274,700	- 31.3%	\$330,000	\$320,000	- 3.0%
Average Sales Price*	\$415,000	\$284,160	- 31.5%	\$373,440	\$401,023	+ 7.4%
Percent of Original List Price Received*	95.5%	97.4%	+ 2.0%	89.7%	96.6%	+ 7.7%
Inventory of Homes for Sale	15	7	- 53.3%	—	—	—
Months Supply of Inventory	6.6	2.3	- 65.2%	—	—	—

Condo/Town	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% 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.

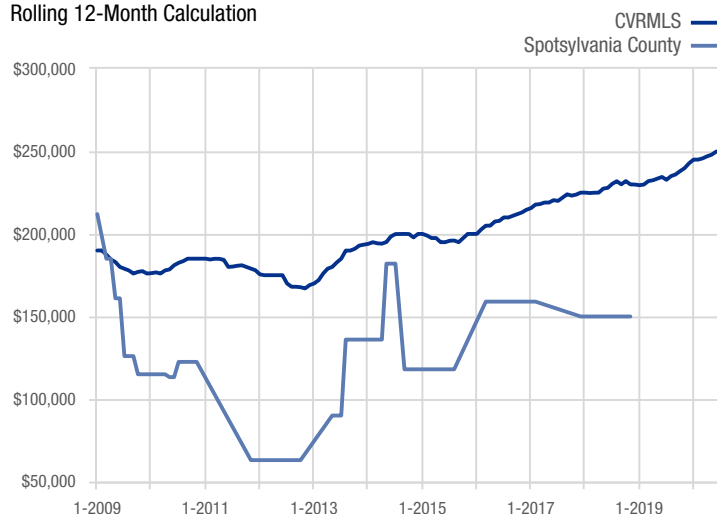
Median Sales Price - Single-Family

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.