

# Local Market Update – October 2020

A Research Tool Provided by Central Virginia Regional MLS.



## Spotsylvania County

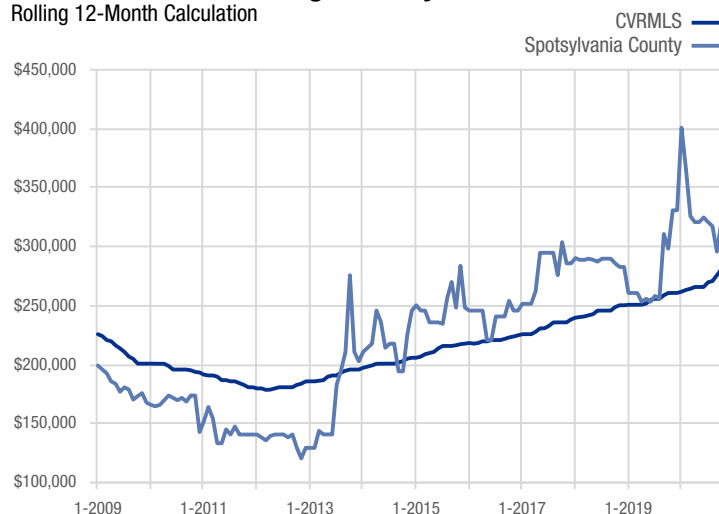
Single Family	October			Year to Date		
Key Metrics	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	2	10	+ 400.0%	35	43	+ 22.9%
Pending Sales	1	7	+ 600.0%	20	39	+ 95.0%
Closed Sales	3	3	0.0%	23	31	+ 34.8%
Days on Market Until Sale	62	56	- 9.7%	87	50	- 42.5%
Median Sales Price*	\$255,000	\$439,900	+ 72.5%	\$330,000	\$320,000	- 3.0%
Average Sales Price*	\$203,333	\$409,300	+ 101.3%	\$409,610	\$388,006	- 5.3%
Percent of Original List Price Received*	83.0%	95.9%	+ 15.5%	89.1%	95.9%	+ 7.6%
Inventory of Homes for Sale	9	6	- 33.3%	—	—	—
Months Supply of Inventory	4.3	1.7	- 60.5%	—	—	—

Condo/Town	October			Year to Date		
Key Metrics	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	1	0	- 100.0%	1	0	- 100.0%
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.

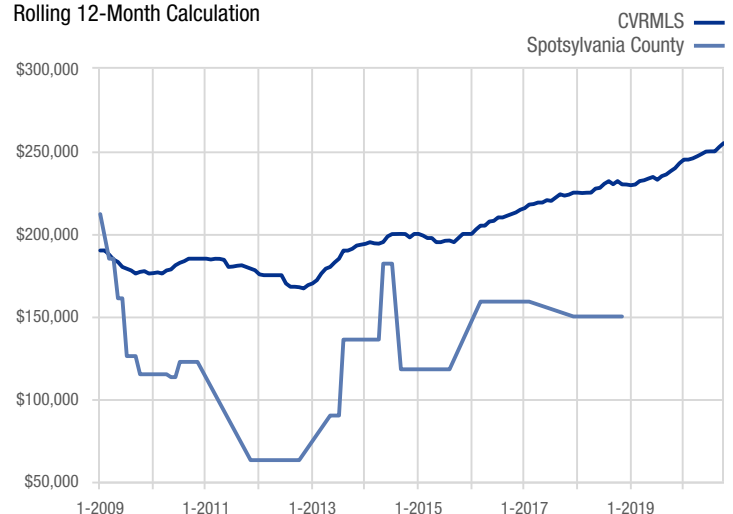
### Median Sales Price - Single-Family

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.