

# Local Market Update – July 2021

A Research Tool Provided by Central Virginia Regional MLS.



## Spotsylvania County

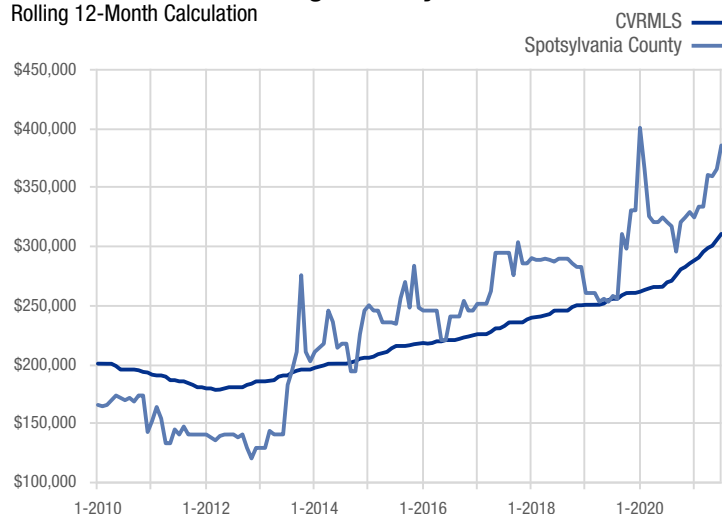
Single Family	July			Year to Date		
Key Metrics	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	2	8	+ 300.0%	32	39	+ 21.9%
Pending Sales	1	7	+ 600.0%	27	32	+ 18.5%
Closed Sales	5	2	- 60.0%	25	28	+ 12.0%
Days on Market Until Sale	57	6	- 89.5%	50	16	- 68.0%
Median Sales Price*	\$274,700	<b>\$649,950</b>	+ 136.6%	\$320,000	<b>\$381,000</b>	+ 19.1%
Average Sales Price*	\$284,160	<b>\$649,950</b>	+ 128.7%	\$401,023	<b>\$510,726</b>	+ 27.4%
Percent of Original List Price Received*	97.4%	<b>103.0%</b>	+ 5.7%	96.6%	<b>99.4%</b>	+ 2.9%
Inventory of Homes for Sale	8	12	+ 50.0%	—	—	—
Months Supply of Inventory	2.7	2.8	+ 3.7%	—	—	—

Condo/Town	July			Year to Date		
Key Metrics	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	0	0	0.0%	0	1	—
Pending Sales	0	0	0.0%	0	1	—
Closed Sales	0	0	0.0%	0	1	—
Days on Market Until Sale	—	—	—	—	8	—
Median Sales Price*	—	—	—	—	<b>\$321,000</b>	—
Average Sales Price*	—	—	—	—	<b>\$321,000</b>	—
Percent of Original List Price Received*	—	—	—	—	<b>98.8%</b>	—
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.

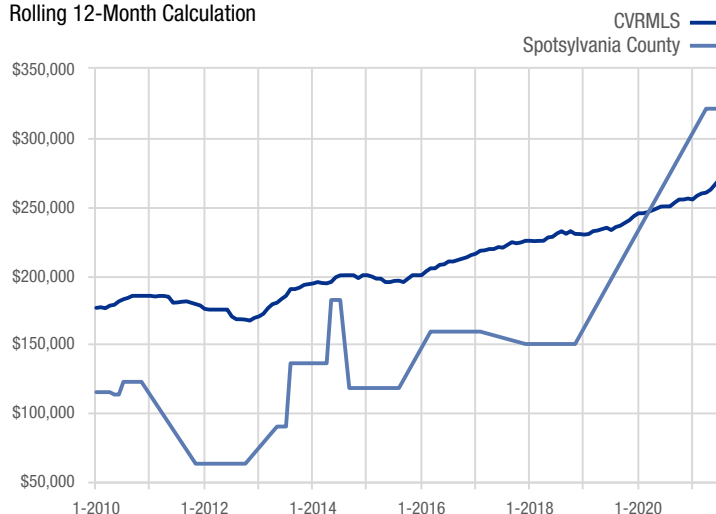
### Median Sales Price - Single-Family

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.