

# Local Market Update – November 2021

A Research Tool Provided by Central Virginia Regional MLS.



## Spotsylvania County

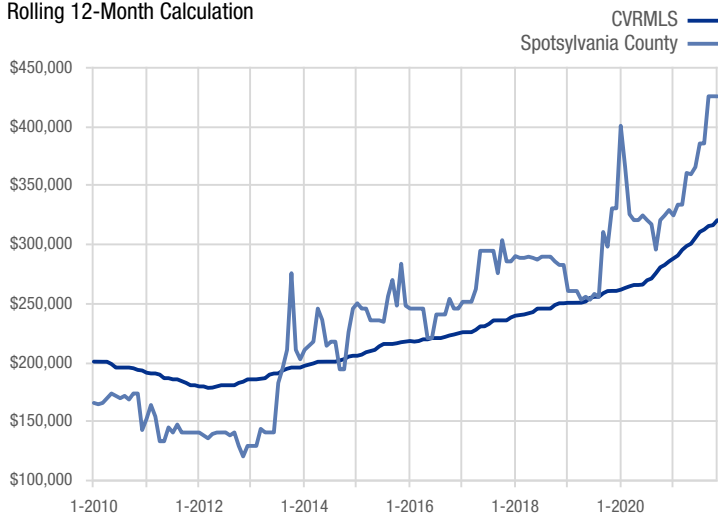
Single Family	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
<b>Key Metrics</b>						
New Listings	3	6	+ 100.0%	47	62	+ 31.9%
Pending Sales	2	7	+ 250.0%	42	50	+ 19.0%
Closed Sales	6	5	- 16.7%	38	47	+ 23.7%
Days on Market Until Sale	61	46	- 24.6%	52	29	- 44.2%
Median Sales Price*	\$472,500	<b>\$450,000</b>	- 4.8%	\$324,000	<b>\$424,900</b>	+ 31.1%
Average Sales Price*	\$508,300	<b>\$511,380</b>	+ 0.6%	\$407,513	<b>\$524,609</b>	+ 28.7%
Percent of Original List Price Received*	101.2%	<b>97.5%</b>	- 3.7%	96.7%	<b>99.4%</b>	+ 2.8%
Inventory of Homes for Sale	8	11	+ 37.5%	—	—	—
Months Supply of Inventory	2.2	2.4	+ 9.1%	—	—	—

Condo/Town	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
<b>Key Metrics</b>						
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.

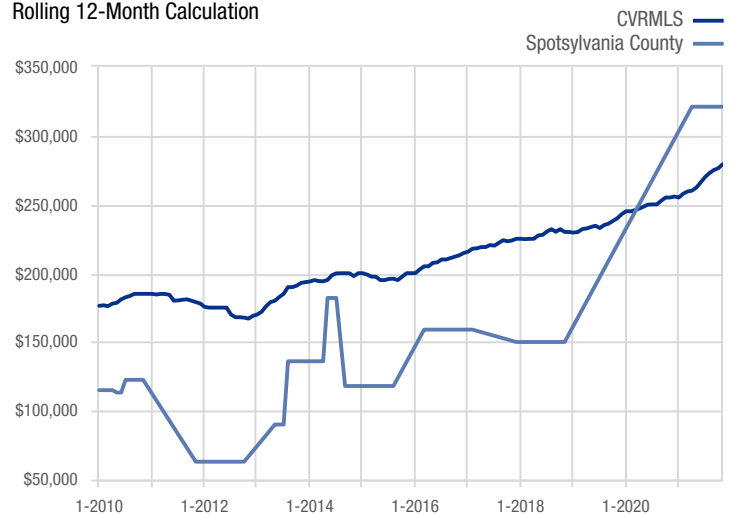
### Median Sales Price - Single-Family

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.