

Local Market Update – December 2021

A Research Tool Provided by Central Virginia Regional MLS.



Spotsylvania County

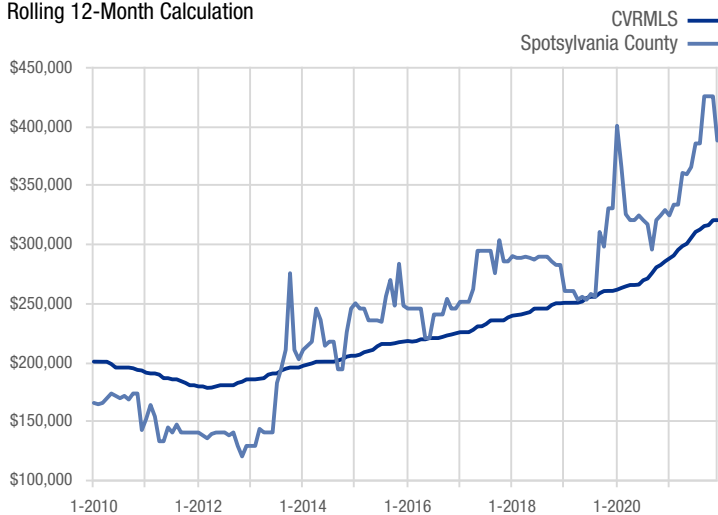
Single Family	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
New Listings	6	4	- 33.3%	53	66	+ 24.5%
Pending Sales	4	7	+ 75.0%	46	57	+ 23.9%
Closed Sales	3	5	+ 66.7%	41	52	+ 26.8%
Days on Market Until Sale	151	28	- 81.5%	59	29	- 50.8%
Median Sales Price*	\$700,000	\$329,900	- 52.9%	\$328,550	\$387,450	+ 17.9%
Average Sales Price*	\$608,333	\$362,960	- 40.3%	\$422,574	\$508,444	+ 20.3%
Percent of Original List Price Received*	99.6%	103.2%	+ 3.6%	97.0%	99.7%	+ 2.8%
Inventory of Homes for Sale	10	8	- 20.0%	—	—	—
Months Supply of Inventory	2.6	1.7	- 34.6%	—	—	—

Condo/Town	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% 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*	—	—	—	—	\$321,000	—
Average Sales Price*	—	—	—	—	\$321,000	—
Percent of Original List Price Received*	—	—	—	—	98.8%	—
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.

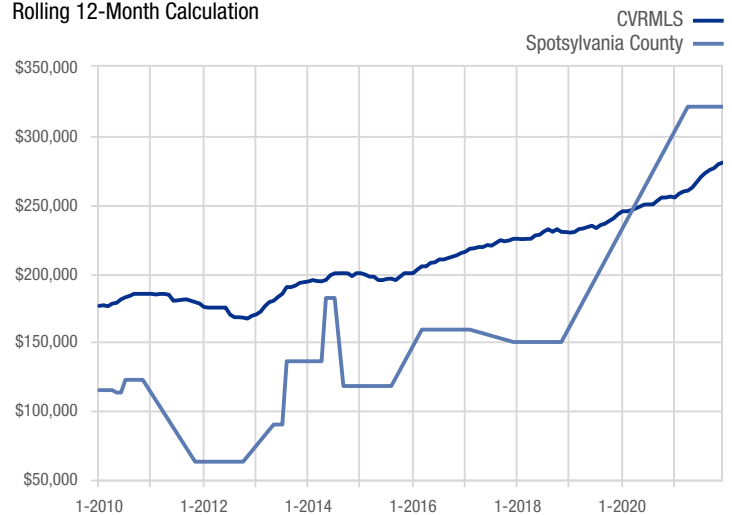
Median Sales Price - Single-Family

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.