

Local Market Update – May 2021

A Research Tool Provided by Central Virginia Regional MLS.



Spotsylvania County

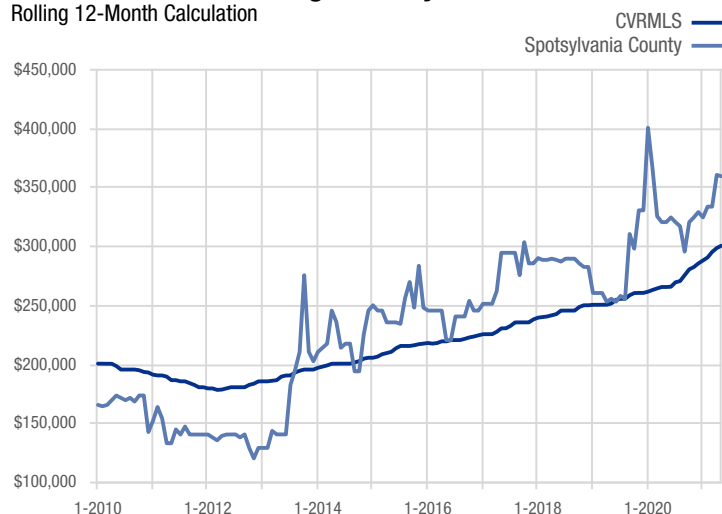
Single Family	May			Year to Date		
Key Metrics	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	5	5	0.0%	27	24	- 11.1%
Pending Sales	4	4	0.0%	20	22	+ 10.0%
Closed Sales	1	6	+ 500.0%	16	22	+ 37.5%
Days on Market Until Sale	9	14	+ 55.6%	33	20	- 39.4%
Median Sales Price*	\$370,000	\$391,950	+ 5.9%	\$316,500	\$350,000	+ 10.6%
Average Sales Price*	\$370,000	\$671,650	+ 81.5%	\$353,736	\$468,557	+ 32.5%
Percent of Original List Price Received*	97.4%	97.6%	+ 0.2%	97.3%	99.0%	+ 1.7%
Inventory of Homes for Sale	11	7	- 36.4%	—	—	—
Months Supply of Inventory	4.3	1.8	- 58.1%	—	—	—

Condo/Town	May			Year to Date		
Key Metrics	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% 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.

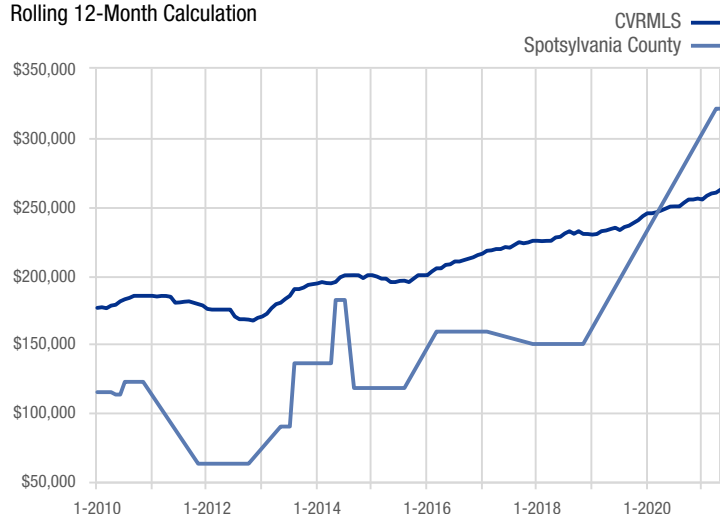
Median Sales Price - Single-Family

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.