

Local Market Update – August 2022

A Research Tool Provided by Central Virginia Regional MLS.



Spotsylvania County

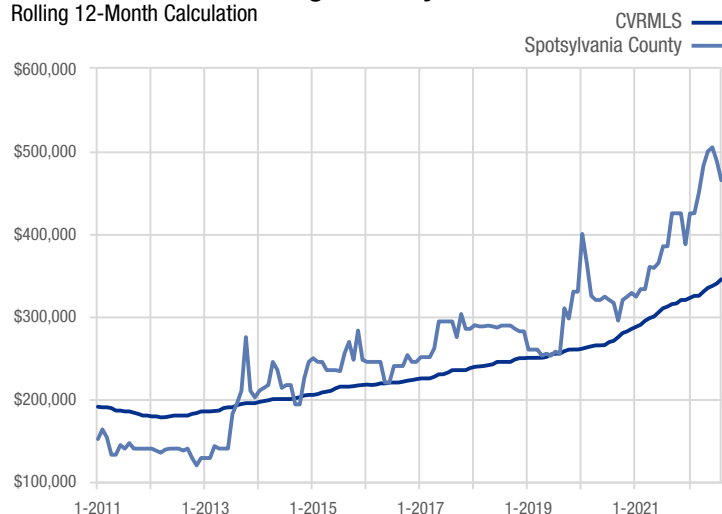
Single Family	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	6	4	- 33.3%	45	49	+ 8.9%
Pending Sales	4	1	- 75.0%	36	41	+ 13.9%
Closed Sales	5	11	+ 120.0%	34	48	+ 41.2%
Days on Market Until Sale	11	23	+ 109.1%	15	35	+ 133.3%
Median Sales Price*	\$365,000	\$459,900	+ 26.0%	\$373,000	\$476,499	+ 27.7%
Average Sales Price*	\$579,000	\$589,668	+ 1.8%	\$521,394	\$607,779	+ 16.6%
Percent of Original List Price Received*	98.7%	98.5%	- 0.2%	99.3%	99.5%	+ 0.2%
Inventory of Homes for Sale	14	9	- 35.7%	—	—	—
Months Supply of Inventory	3.1	1.7	- 45.2%	—	—	—

Condo/Town	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	0	1	—	1	2	+ 100.0%
Pending Sales	0	0	0.0%	1	2	+ 100.0%
Closed Sales	0	0	0.0%	1	2	+ 100.0%
Days on Market Until Sale	—	—	—	8	4	- 50.0%
Median Sales Price*	—	—	—	\$321,000	\$275,000	- 14.3%
Average Sales Price*	—	—	—	\$321,000	\$275,000	- 14.3%
Percent of Original List Price Received*	—	—	—	98.8%	101.9%	+ 3.1%
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	1.0	—	—	—	—

* 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.

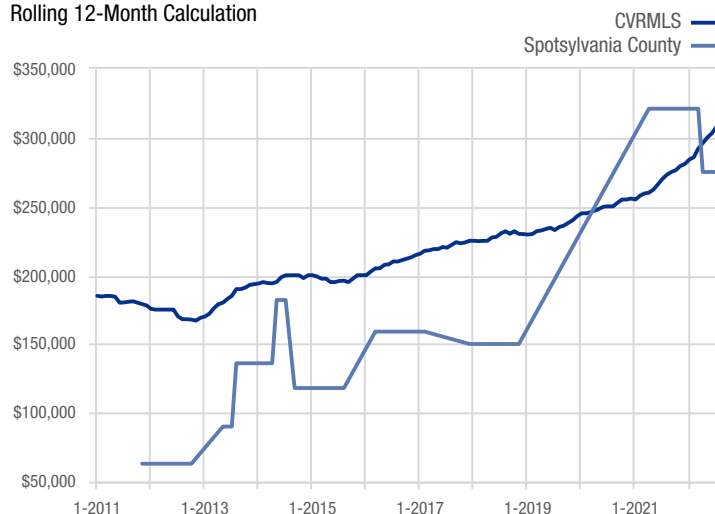
Median Sales Price - Single-Family

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.