

Local Market Update – September 2022

A Research Tool Provided by Central Virginia Regional MLS.



Spotsylvania County

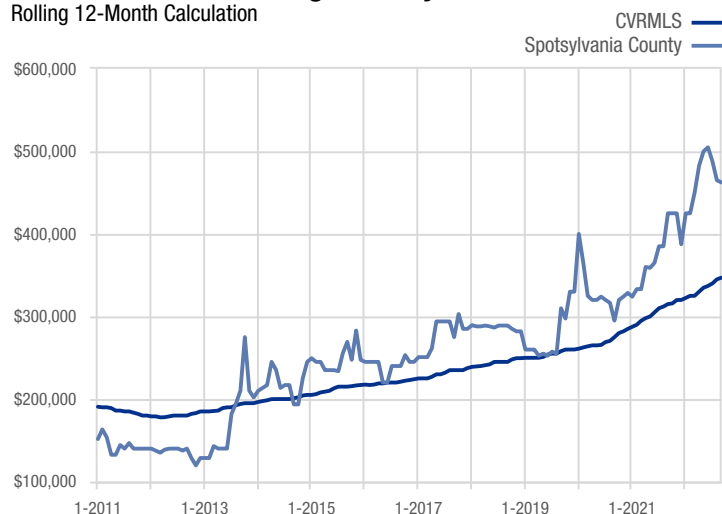
Single Family	September			Year to Date		
Key Metrics	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
New Listings	6	2	- 66.7%	51	51	0.0%
Pending Sales	4	1	- 75.0%	40	43	+ 7.5%
Closed Sales	5	2	- 60.0%	39	51	+ 30.8%
Days on Market Until Sale	99	67	- 32.3%	27	36	+ 33.3%
Median Sales Price*	\$575,000	\$336,475	- 41.5%	\$385,000	\$465,000	+ 20.8%
Average Sales Price*	\$529,980	\$336,475	- 36.5%	\$522,554	\$596,706	+ 14.2%
Percent of Original List Price Received*	103.0%	104.2%	+ 1.2%	99.8%	99.7%	- 0.1%
Inventory of Homes for Sale	14	9	- 35.7%	—	—	—
Months Supply of Inventory	3.1	1.8	- 41.9%	—	—	—

Condo/Town	September			Year to Date		
Key Metrics	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
New Listings	0	0	0.0%	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.

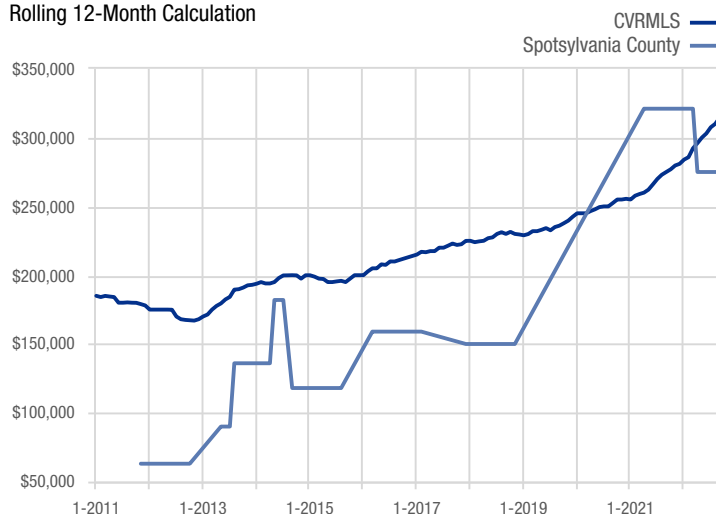
Median Sales Price - Single-Family

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.