

Local Market Update – November 2022

A Research Tool Provided by Central Virginia Regional MLS.



Spotsylvania County

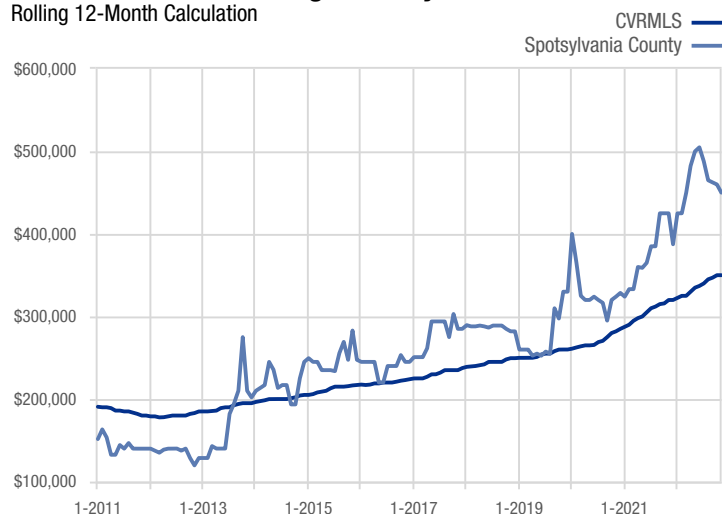
Single Family	November			Year to Date		
Key Metrics	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	6	6	0.0%	62	67	+ 8.1%
Pending Sales	7	3	- 57.1%	50	51	+ 2.0%
Closed Sales	5	5	0.0%	47	56	+ 19.1%
Days on Market Until Sale	46	17	- 63.0%	29	34	+ 17.2%
Median Sales Price*	\$450,000	\$300,000	- 33.3%	\$424,900	\$462,400	+ 8.8%
Average Sales Price*	\$511,380	\$409,980	- 19.8%	\$524,609	\$579,416	+ 10.4%
Percent of Original List Price Received*	97.5%	97.0%	- 0.5%	99.4%	99.4%	0.0%
Inventory of Homes for Sale	11	14	+ 27.3%	—	—	—
Months Supply of Inventory	2.4	2.7	+ 12.5%	—	—	—

Condo/Town	November			Year to Date		
Key Metrics	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	0	0	0.0%	1	3	+ 200.0%
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	2	—	—	—	—
Months Supply of Inventory	—	2.0	—	—	—	—

* 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.

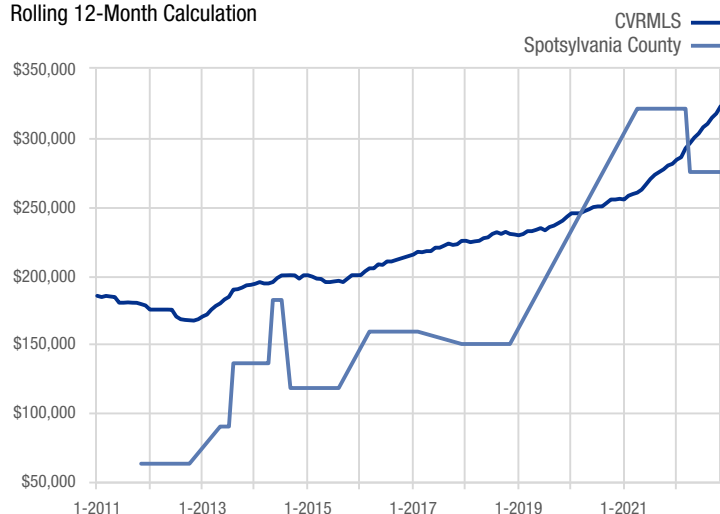
Median Sales Price - Single-Family

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.