

# Local Market Update – December 2022

A Research Tool Provided by Central Virginia Regional MLS.



## Spotsylvania County

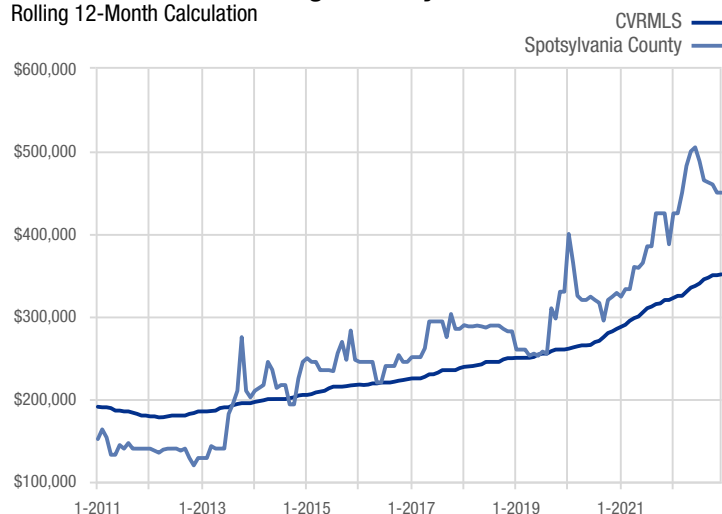
Single Family	December			Year to Date		
Key Metrics	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	4	1	- 75.0%	66	68	+ 3.0%
Pending Sales	7	3	- 57.1%	57	57	0.0%
Closed Sales	5	5	0.0%	52	64	+ 23.1%
Days on Market Until Sale	28	59	+ 110.7%	29	37	+ 27.6%
Median Sales Price*	\$329,900	<b>\$343,000</b>	+ 4.0%	\$387,450	<b>\$450,000</b>	+ 16.1%
Average Sales Price*	\$362,960	<b>\$406,620</b>	+ 12.0%	\$508,444	<b>\$564,772</b>	+ 11.1%
Percent of Original List Price Received*	103.2%	<b>96.7%</b>	- 6.3%	99.7%	<b>99.2%</b>	- 0.5%
Inventory of Homes for Sale	8	12	+ 50.0%	—	—	—
Months Supply of Inventory	1.7	2.3	+ 35.3%	—	—	—

Condo/Town	December			Year to Date		
Key Metrics	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	0	1	—	1	4	+ 300.0%
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	<b>\$275,000</b>	- 14.3%
Average Sales Price*	—	—	—	\$321,000	<b>\$275,000</b>	- 14.3%
Percent of Original List Price Received*	—	—	—	98.8%	<b>101.9%</b>	+ 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



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.

### Median Sales Price - Condo/Town

Rolling 12-Month Calculation

