

Local Market Update – April 2022

A Research Tool Provided by Central Virginia Regional MLS.



Spotsylvania County

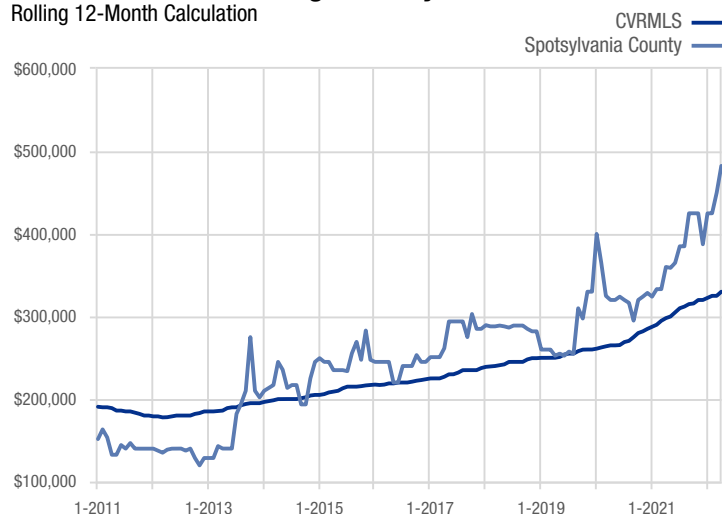
Single Family	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	7	5	- 28.6%	19	24	+ 26.3%
Pending Sales	3	6	+ 100.0%	18	22	+ 22.2%
Closed Sales	1	8	+ 700.0%	16	23	+ 43.8%
Days on Market Until Sale	16	64	+ 300.0%	22	47	+ 113.6%
Median Sales Price*	\$575,000	\$640,000	+ 11.3%	\$335,000	\$565,000	+ 68.7%
Average Sales Price*	\$575,000	\$825,550	+ 43.6%	\$387,320	\$641,372	+ 65.6%
Percent of Original List Price Received*	104.6%	100.5%	- 3.9%	99.6%	100.2%	+ 0.6%
Inventory of Homes for Sale	7	8	+ 14.3%	—	—	—
Months Supply of Inventory	1.8	1.6	- 11.1%	—	—	—

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

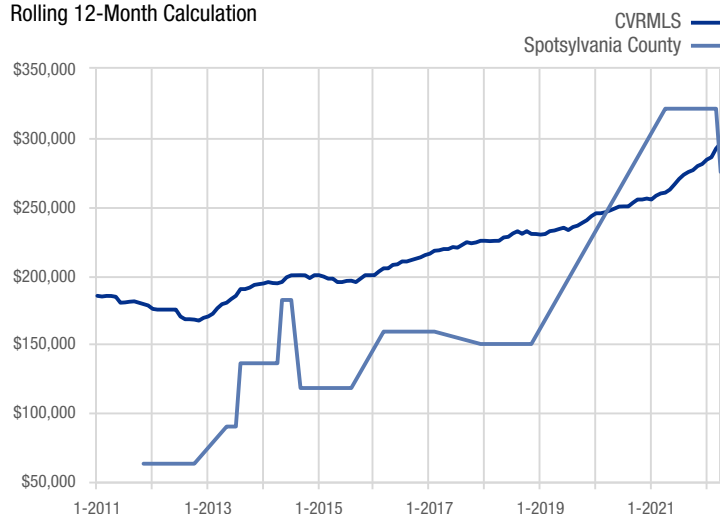
Median Sales Price - Single-Family

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.