

Local Market Update – January 2023

A Research Tool Provided by Central Virginia Regional MLS.



Spotsylvania County

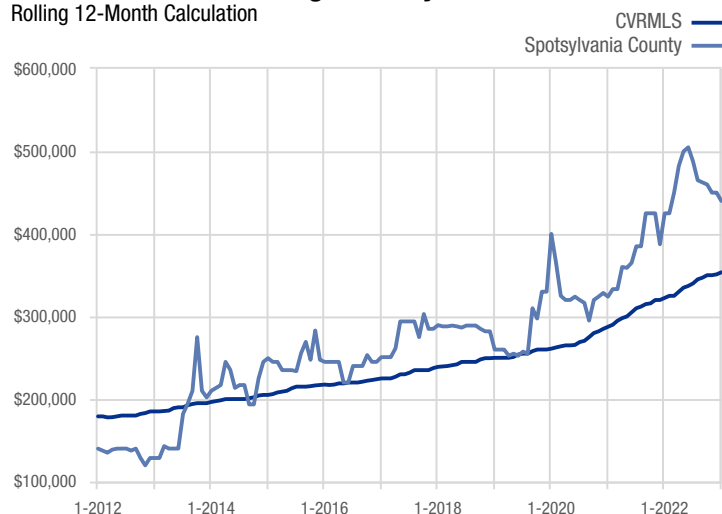
Single Family	January			Year to Date		
Key Metrics	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
New Listings	4	4	0.0%	4	4	0.0%
Pending Sales	5	7	+ 40.0%	5	7	+ 40.0%
Closed Sales	7	3	- 57.1%	7	3	- 57.1%
Days on Market Until Sale	32	53	+ 65.6%	32	53	+ 65.6%
Median Sales Price*	\$696,000	\$435,000	- 37.5%	\$696,000	\$435,000	- 37.5%
Average Sales Price*	\$659,286	\$445,000	- 32.5%	\$659,286	\$445,000	- 32.5%
Percent of Original List Price Received*	101.0%	97.4%	- 3.6%	101.0%	97.4%	- 3.6%
Inventory of Homes for Sale	7	8	+ 14.3%	—	—	—
Months Supply of Inventory	1.5	1.5	0.0%	—	—	—

Condo/Town	January			Year to Date		
Key Metrics	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of Original List Price Received*	—	—	—	—	—	—
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.

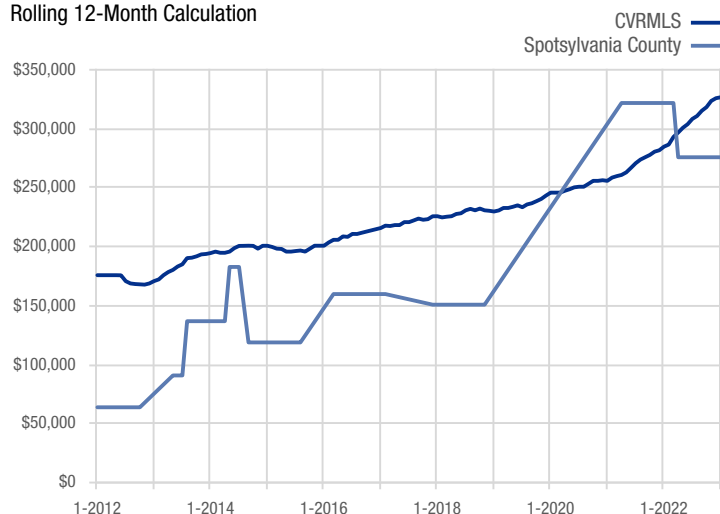
Median Sales Price - Single-Family

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.