

Local Market Update – February 2023

A Research Tool Provided by Central Virginia Regional MLS.



Spotsylvania County

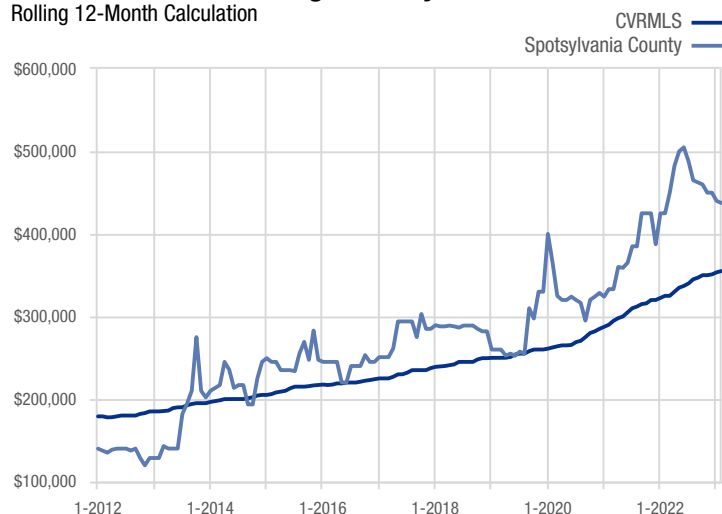
Single Family	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	5	2	- 60.0%	9	9	0.0%
Pending Sales	3	3	0.0%	8	9	+ 12.5%
Closed Sales	4	5	+ 25.0%	11	8	- 27.3%
Days on Market Until Sale	56	55	- 1.8%	41	54	+ 31.7%
Median Sales Price*	\$422,450	\$419,900	- 0.6%	\$464,900	\$427,450	- 8.1%
Average Sales Price*	\$479,975	\$489,760	+ 2.0%	\$594,082	\$472,975	- 20.4%
Percent of Original List Price Received*	100.0%	95.5%	- 4.5%	100.7%	96.2%	- 4.5%
Inventory of Homes for Sale	9	10	+ 11.1%	—	—	—
Months Supply of Inventory	2.0	1.9	- 5.0%	—	—	—

Condo/Town	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	1	—	1	1	0.0%
Closed Sales	0	0	0.0%	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	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.

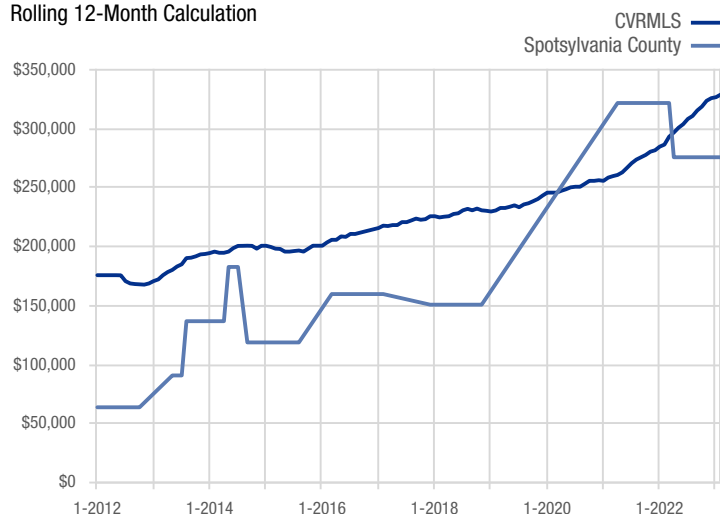
Median Sales Price - Single-Family

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.