

# Local Market Update – April 2023

A Research Tool Provided by Central Virginia Regional MLS.



## Spotsylvania County

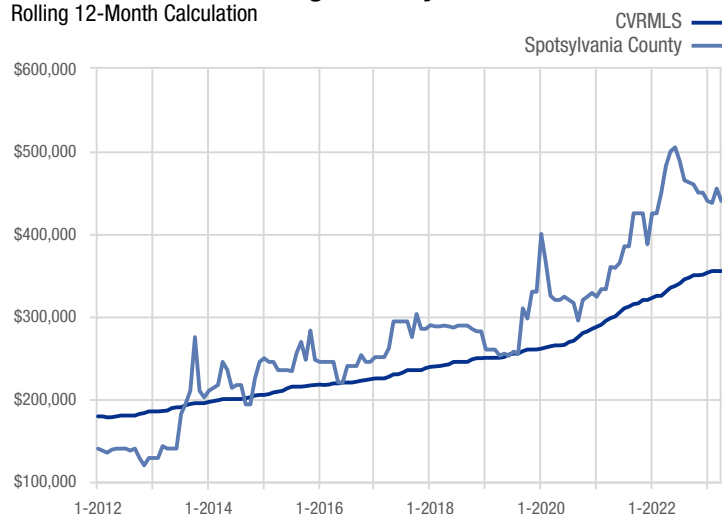
Single Family	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	5	4	- 20.0%	24	24	0.0%
Pending Sales	7	9	+ 28.6%	22	24	+ 9.1%
Closed Sales	9	5	- 44.4%	24	17	- 29.2%
Days on Market Until Sale	64	33	- 48.4%	47	56	+ 19.1%
Median Sales Price*	\$640,000	<b>\$629,000</b>	- 1.7%	\$565,000	<b>\$499,999</b>	- 11.5%
Average Sales Price*	\$825,550	<b>\$569,500</b>	- 31.0%	\$641,372	<b>\$544,482</b>	- 15.1%
Percent of Original List Price Received*	100.5%	<b>98.7%</b>	- 1.8%	100.2%	<b>96.4%</b>	- 3.8%
Inventory of Homes for Sale	10	8	- 20.0%	—	—	—
Months Supply of Inventory	2.0	1.5	- 25.0%	—	—	—

Condo/Town	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	0	0	0.0%	1	0	- 100.0%
Pending Sales	0	0	0.0%	2	1	- 50.0%
Closed Sales	1	0	- 100.0%	2	1	- 50.0%
Days on Market Until Sale	4	—	—	4	112	+ 2,700.0%
Median Sales Price*	\$275,000	—	—	\$275,000	<b>\$270,000</b>	- 1.8%
Average Sales Price*	\$275,000	—	—	\$275,000	<b>\$270,000</b>	- 1.8%
Percent of Original List Price Received*	101.9%	—	—	101.9%	<b>77.2%</b>	- 24.2%
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.

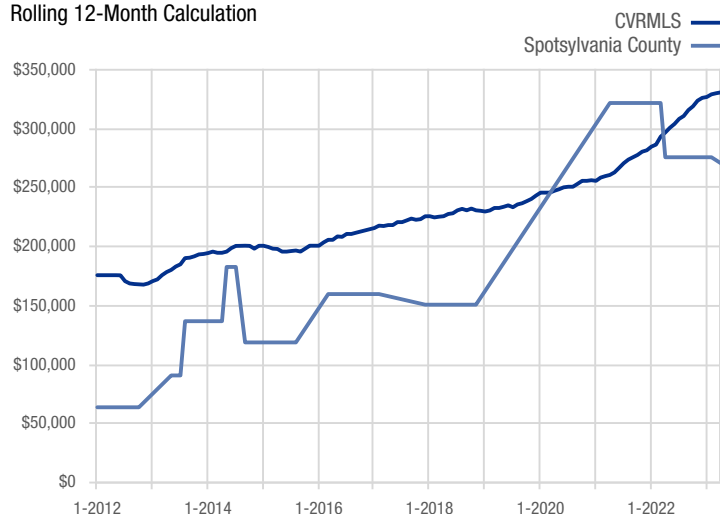
### Median Sales Price - Single-Family

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.