

Local Market Update – June 2023

A Research Tool Provided by Central Virginia Regional MLS.



Spotsylvania County

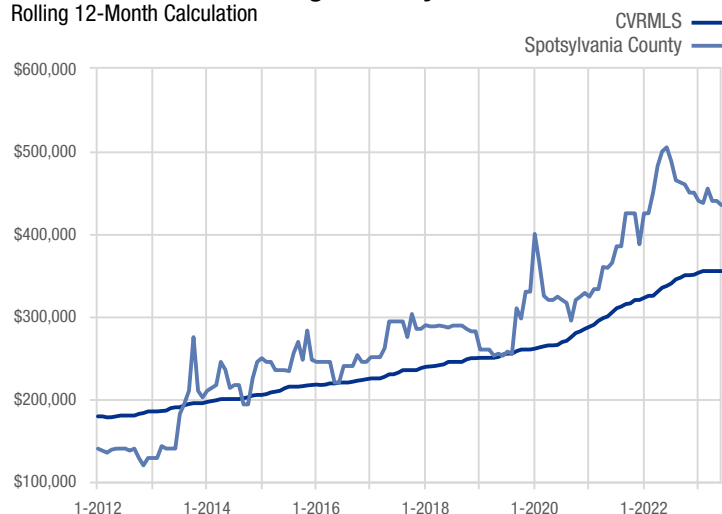
Single Family	June			Year to Date		
Key Metrics	2022	2023	% Change	Thru 6-2022	Thru 6-2023	% Change
New Listings	2	7	+ 250.0%	37	45	+ 21.6%
Pending Sales	6	9	+ 50.0%	33	40	+ 21.2%
Closed Sales	6	8	+ 33.3%	33	35	+ 6.1%
Days on Market Until Sale	27	34	+ 25.9%	41	44	+ 7.3%
Median Sales Price*	\$602,000	\$424,495	- 29.5%	\$565,000	\$449,900	- 20.4%
Average Sales Price*	\$558,300	\$424,974	- 23.9%	\$612,485	\$501,847	- 18.1%
Percent of Original List Price Received*	98.8%	101.4%	+ 2.6%	100.0%	98.3%	- 1.7%
Inventory of Homes for Sale	10	10	0.0%	—	—	—
Months Supply of Inventory	1.9	1.7	- 10.5%	—	—	—

Condo/Town	June			Year to Date		
Key Metrics	2022	2023	% Change	Thru 6-2022	Thru 6-2023	% Change
New Listings	0	0	0.0%	1	0	- 100.0%
Pending Sales	0	0	0.0%	2	1	- 50.0%
Closed Sales	0	0	0.0%	2	1	- 50.0%
Days on Market Until Sale	—	—	—	4	112	+ 2,700.0%
Median Sales Price*	—	—	—	\$275,000	\$270,000	- 1.8%
Average Sales Price*	—	—	—	\$275,000	\$270,000	- 1.8%
Percent of Original List Price Received*	—	—	—	101.9%	77.2%	- 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.

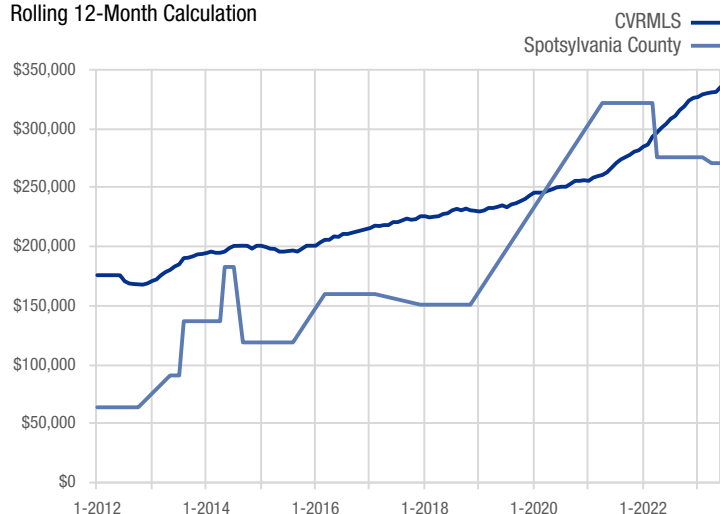
Median Sales Price - Single-Family

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.