

# Local Market Update – July 2023

A Research Tool Provided by Central Virginia Regional MLS.



## Spotsylvania County

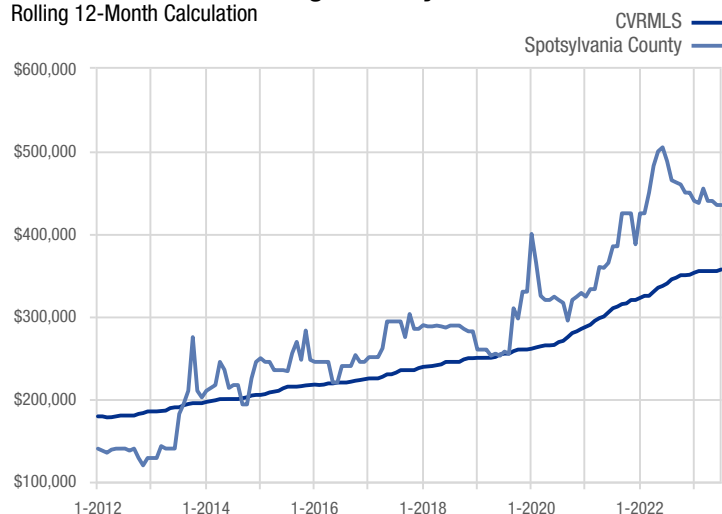
Single Family	July			Year to Date		
Key Metrics	2022	2023	% Change	Thru 7-2022	Thru 7-2023	% Change
New Listings	8	9	+ 12.5%	45	54	+ 20.0%
Pending Sales	8	7	- 12.5%	41	46	+ 12.2%
Closed Sales	5	8	+ 60.0%	38	43	+ 13.2%
Days on Market Until Sale	25	29	+ 16.0%	38	41	+ 7.9%
Median Sales Price*	\$487,999	<b>\$427,500</b>	- 12.4%	\$562,000	<b>\$440,000</b>	- 21.7%
Average Sales Price*	\$618,444	<b>\$506,905</b>	- 18.0%	\$613,313	<b>\$502,788</b>	- 18.0%
Percent of Original List Price Received*	98.2%	<b>97.8%</b>	- 0.4%	99.8%	<b>98.2%</b>	- 1.6%
Inventory of Homes for Sale	9	12	+ 33.3%	—	—	—
Months Supply of Inventory	1.6	2.1	+ 31.3%	—	—	—

Condo/Town	July			Year to Date		
Key Metrics	2022	2023	% Change	Thru 7-2022	Thru 7-2023	% 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	<b>\$270,000</b>	- 1.8%
Average Sales Price*	—	—	—	\$275,000	<b>\$270,000</b>	- 1.8%
Percent of Original List Price Received*	—	—	—	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.

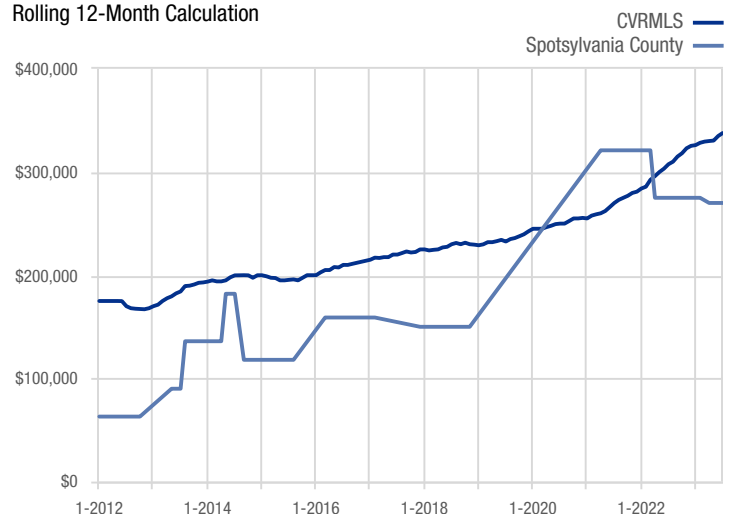
### Median Sales Price - Single-Family

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.