

# Local Market Update – September 2023

A Research Tool Provided by Central Virginia Regional MLS.



## Spotsylvania County

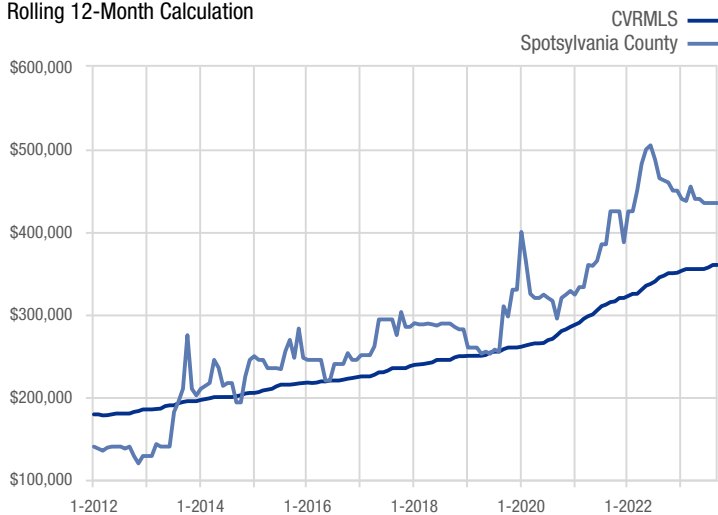
| Single Family                            | September |                  |          | Year to Date |                  |          |
|--|-----------|------------------|----------|--------------|------------------|----------|
| Key Metrics                              | 2022      | 2023             | % Change | Thru 9-2022  | Thru 9-2023      | % Change |
| New Listings                             | 2         | 12               | + 500.0% | 51           | 79               | + 54.9%  |
| Pending Sales                            | 0         | 5                | —        | 43           | 57               | + 32.6%  |
| Closed Sales                             | 2         | 7                | + 250.0% | 52           | 55               | + 5.8%   |
| Days on Market Until Sale                | 67        | 30               | - 55.2%  | 36           | 40               | + 11.1%  |
| Median Sales Price*                      | \$336,475 | <b>\$430,000</b> | + 27.8%  | \$465,000    | <b>\$444,990</b> | - 4.3%   |
| Average Sales Price*                     | \$336,475 | <b>\$552,856</b> | + 64.3%  | \$596,706    | <b>\$526,796</b> | - 11.7%  |
| Percent of Original List Price Received* | 104.2%    | <b>95.8%</b>     | - 8.1%   | 99.7%        | <b>98.0%</b>     | - 1.7%   |
| Inventory of Homes for Sale              | 11        | 22               | + 100.0% | —            | —                | —        |
| Months Supply of Inventory               | 2.0       | 3.7              | + 85.0%  | —            | —                | —        |

| Condo/Town                               | September |      |          | Year to Date |                  |            |
|--|-----------|------|----------|--------------|------------------|------------|
| Key Metrics                              | 2022      | 2023 | % Change | Thru 9-2022  | Thru 9-2023      | % Change   |
| New Listings                             | 0         | 0    | 0.0%     | 2            | 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              | 1         | 0    | - 100.0% | —            | —                | —          |
| 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.

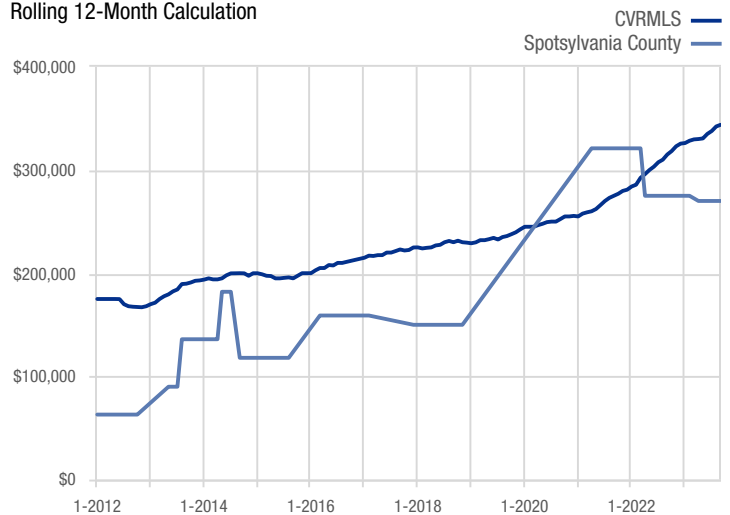
### Median Sales Price - Single-Family

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.