

Local Market Update – October 2023

A Research Tool Provided by Central Virginia Regional MLS.



Spotsylvania County

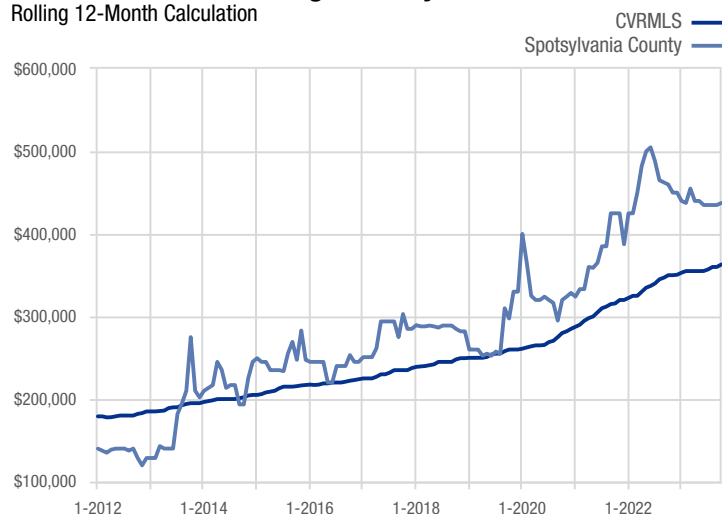
Single Family	October			Year to Date		
Key Metrics	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	10	11	+ 10.0%	61	91	+ 49.2%
Pending Sales	8	10	+ 25.0%	51	66	+ 29.4%
Closed Sales	1	7	+ 600.0%	53	62	+ 17.0%
Days on Market Until Sale	—	26	—	36	38	+ 5.6%
Median Sales Price*	—	\$455,000	—	\$465,000	\$447,445	- 3.8%
Average Sales Price*	—	\$470,429	—	\$596,706	\$520,432	- 12.8%
Percent of Original List Price Received*	—	94.3%	—	99.7%	97.5%	- 2.2%
Inventory of Homes for Sale	14	23	+ 64.3%	—	—	—
Months Supply of Inventory	2.4	3.8	+ 58.3%	—	—	—

Condo/Town	October			Year to Date		
Key Metrics	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	1	0	- 100.0%	3	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	2	0	- 100.0%	—	—	—
Months Supply of Inventory	2.0	—	—	—	—	—

* 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.

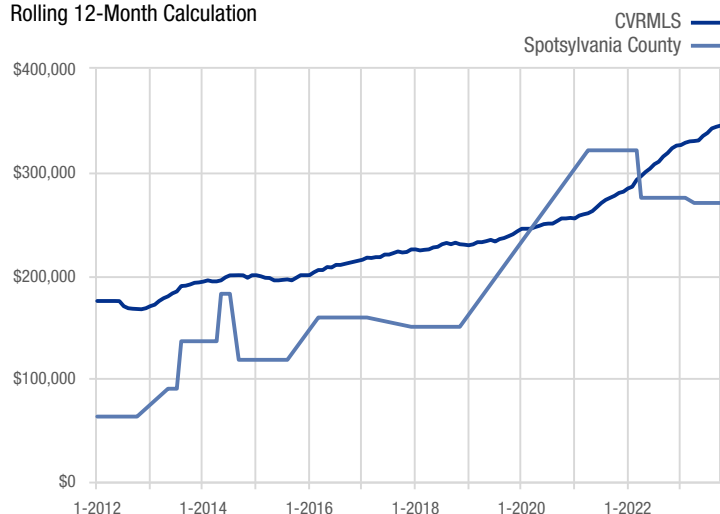
Median Sales Price - Single-Family

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.