

Local Market Update – November 2023

A Research Tool Provided by Central Virginia Regional MLS.



Spotsylvania County

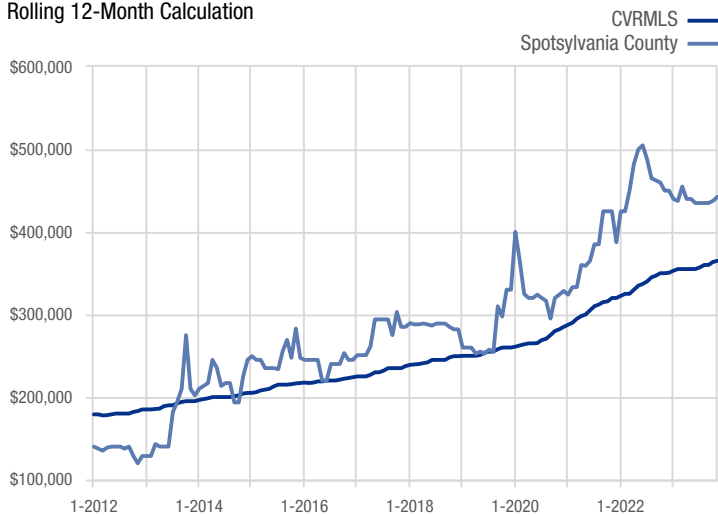
Single Family	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	6	8	+ 33.3%	67	99	+ 47.8%
Pending Sales	3	9	+ 200.0%	54	75	+ 38.9%
Closed Sales	6	9	+ 50.0%	59	71	+ 20.3%
Days on Market Until Sale	17	39	+ 129.4%	34	39	+ 14.7%
Median Sales Price*	\$300,000	\$474,900	+ 58.3%	\$462,400	\$449,900	- 2.7%
Average Sales Price*	\$409,980	\$481,866	+ 17.5%	\$579,416	\$515,543	- 11.0%
Percent of Original List Price Received*	97.0%	95.9%	- 1.1%	99.4%	97.3%	- 2.1%
Inventory of Homes for Sale	15	18	+ 20.0%	—	—	—
Months Supply of Inventory	2.7	2.7	0.0%	—	—	—

Condo/Town	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	0	0	0.0%	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



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.

Median Sales Price - Condo/Town

Rolling 12-Month Calculation

