

Local Market Update – December 2025

A Research Tool Provided by Central Virginia Regional MLS.



Spotsylvania County

Single Family

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	4	5	+ 25.0%	142	89	- 37.3%
Pending Sales	6	5	- 16.7%	113	72	- 36.3%
Closed Sales	7	1	- 85.7%	108	72	- 33.3%
Days on Market Until Sale	26	14	- 46.2%	45	59	+ 31.1%
Median Sales Price*	\$505,000	\$540,000	+ 6.9%	\$496,950	\$477,500	- 3.9%
Average Sales Price*	\$510,529	\$540,000	+ 5.8%	\$560,592	\$591,068	+ 5.4%
Percent of Original List Price Received*	98.4%	98.2%	- 0.2%	97.4%	96.9%	- 0.5%
Inventory of Homes for Sale	24	11	- 54.2%	—	—	—
Months Supply of Inventory	2.5	1.8	- 28.0%	—	—	—

Condo/Town

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	0	0	0.0%	5	3	- 40.0%
Pending Sales	1	0	- 100.0%	5	2	- 60.0%
Closed Sales	1	1	0.0%	5	2	- 60.0%
Days on Market Until Sale	21	81	+ 285.7%	9	47	+ 422.2%
Median Sales Price*	\$268,000	\$365,000	+ 36.2%	\$350,500	\$365,000	+ 4.1%
Average Sales Price*	\$268,000	\$365,000	+ 36.2%	\$352,980	\$365,000	+ 3.4%
Percent of Original List Price Received*	97.5%	97.6%	+ 0.1%	99.0%	98.8%	- 0.2%
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.

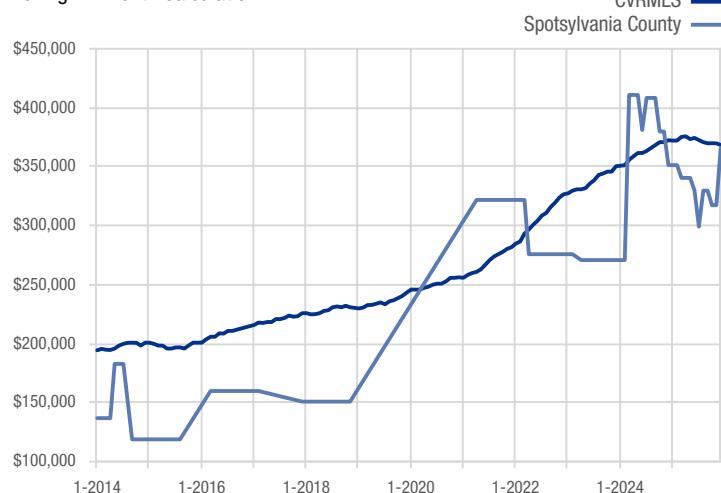
Median Sales Price - Single-Family

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.