Local Market Update – June 2026

A Research Tool Provided by Central Virginia Regional MLS.

Spotsylvania County

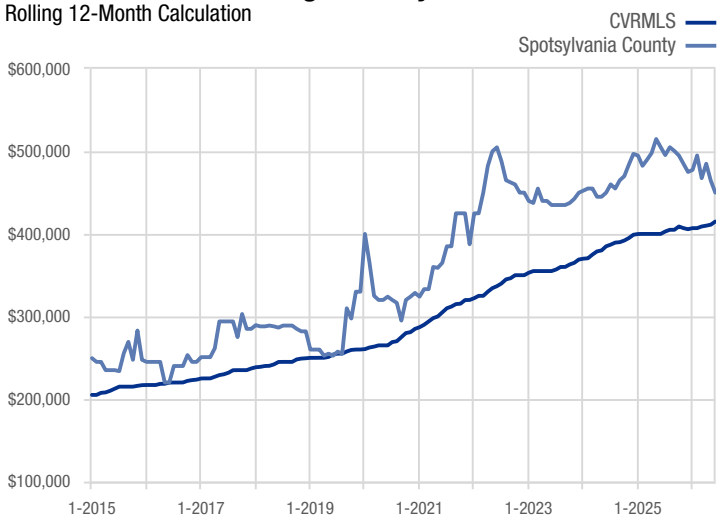
Single Family	June			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	7	**6**	- 14.3%	59	**32**	- 45.8%
Pending Sales	9	**3**	- 66.7%	59	**19**	- 67.8%
Closed Sales	5	**4**	- 20.0%	54	**18**	- 66.7%
Days on Market Until Sale	22	**13**	- 40.9%	71	**36**	- 49.3%
Median Sales Price*	$454,000	**$357,450**	- 21.3%	$474,950	**$447,500**	- 5.8%
Average Sales Price*	$1,129,800	**$457,225**	- 59.5%	$598,506	**$501,950**	- 16.1%
Percent of Original List Price Received*	100.0%	**99.8%**	- 0.2%	96.9%	**98.1%**	+ 1.2%
Inventory of Homes for Sale	9	**10**	+ 11.1%	—	**—**	—
Months Supply of Inventory	0.9	**3.2**	+ 255.6%	—	**—**	—

Condo/Town	June			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	0	**0**	0.0%	1	**5**	+ 400.0%
Pending Sales	0	**1**	—	0	**5**	—
Closed Sales	0	**1**	—	0	**4**	—
Days on Market Until Sale	—	**12**	—	—	**16**	—
Median Sales Price*	—	**$365,000**	—	—	**$366,000**	—
Average Sales Price*	—	**$365,000**	—	—	**$369,750**	—
Percent of Original List Price Received*	—	**98.7%**	—	—	**100.0%**	—
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.

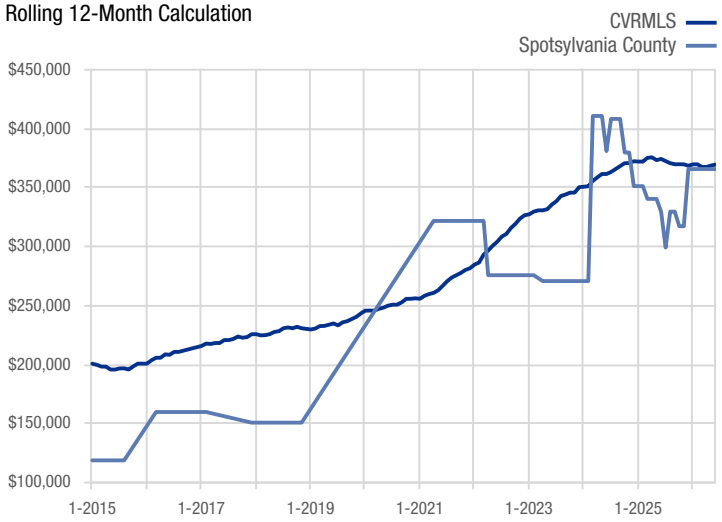
Median Sales Price - Single-Family

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.

Current as of July 10, 2026. All data from Central Virginia Regional MLS. Report © 2026 ShowingTime Plus, LLC.