

June 2017

Spotsylvania County, VA

Sold Summary

	Jun 2017	Jun 2016	% Change
Sold Dollar Volume	\$76,614,525	\$67,534,486	13.45%
Avg Sold Price	\$299,275	\$273,419	9.46%
Median Sold Price	\$265,000	\$250,000	6.00%
Units Sold	256	247	3.64%
Avg Days on Market	49	54	-9.26%
Avg List Price for Solds	\$303,161	\$277,491	9.25%
Avg SP to OLP Ratio	98.1%	97.4%	0.71%
Ratio of Avg SP to Avg OLP	98.0%	97.1%	0.94%
Attached Avg Sold Price	\$201,142	\$214,913	-6.41%
Detached Avg Sold Price	\$306,697	\$278,294	10.21%
Attached Units Sold	18	19	-5.26%
Detached Units Sold	238	228	4.39%

Notes:

- SP = Sold Price
- OLP = Original List Price
- LP = List Price (at time of sale)
- Garage/Parking Spaces are not included in Detached/Attached section totals.

Inventory

	Jun 2017	Jun 2016	% Change
Active Listings	653	646	1.08%
New Listings	359	323	11.15%
New Under Contracts	115	117	-1.71%
New Contingents	130	118	10.17%
New Pendings	245	235	4.26%
All Pendings	358	408	-12.25%

Financing (Sold)

Assumption	0
Cash	23
Conventional	94
FHA	67
Other	19
Owner	1
VA	52

Days on Market (Sold)

0	12
1 to 10	91
11 to 20	57
21 to 30	26
31 to 60	30
61 to 90	16
91 to 120	2
121 to 180	4
181 to 360	10
361 to 720	6
721+	2

Sold Detail

Price Ranges	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR		All	Residential		Condo/Coop
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0	1	4	0
\$50K to \$99,999	1	0	2	0	0	0	0	3	0	0
\$100K to \$149,999	0	0	6	0	0	0	0	11	1	0
\$150K to \$199,999	3	3	12	7	4	0	0	20	4	0
\$200K to \$299,999	4	1	72	6	37	0	0	156	25	1
\$300K to \$399,999	0	0	15	1	47	0	0	165	4	0
\$400K to \$499,999	0	0	5	0	12	0	0	120	1	0
\$500K to \$599,999	0	0	1	0	8	0	0	43	0	0
\$600K to \$799,999	0	0	1	0	3	0	0	49	0	0
\$800K to \$999,999	0	0	0	0	5	0	0	30	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0	14	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	1	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	8	4	114	14	116	0	0	613	39	1
Avg Sold Price	\$199,850	\$174,975	\$255,555	\$208,618	\$364,326	\$0	\$0			
Prev Year - Avg Sold Price	\$184,964	\$203,800	\$219,361	\$191,610	\$338,457	\$263,189	\$239,900			
Avg Sold % Change	8.05%	-14.14%	16.50%	8.88%	7.64%	0.00%	0.00%			
Prev Year - # of Solds	11	3	101	10	116	5	1			

Active Detail