

September 2020

Spotsylvania County, VA

Sold Summary

	Sep 2020	Sep 2019	% Change
Sold Dollar Volume	\$102,560,631	\$64,766,679	58.35%
Avg Sold Price	\$376,372	\$327,104	15.06%
Median Sold Price	\$327,000	\$299,000	9.36%
Units Sold	273	199	37.19%
Avg Days on Market	23	43	-46.51%
Avg List Price for Solds	\$375,679	\$331,748	13.24%
Avg SP to OLP Ratio	100.0%	97.4%	2.74%
Ratio of Avg SP to Avg OLP	99.5%	97.4%	2.20%
Attached Avg Sold Price	\$249,253	\$223,380	11.58%
Detached Avg Sold Price	\$393,251	\$339,411	15.86%
Attached Units Sold	32	21	52.38%
Detached Units Sold	241	178	35.39%

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

	Sep 2020	Sep 2019	% Change
Active Listings	209	524	-60.11%
New Listings	306	292	4.79%
New Under Contracts	0	153	0%
New Contingents	0	74	0%
New Pendings	305	227	34.36%
All Pendings	425	321	32.40%

Financing (Sold)

Assumption	0
Cash	20
Conventional	99
FHA	71
Other	12
Owner	0
VA	57

Days on Market (Sold)

0	10
1 to 10	169
11 to 20	35
21 to 30	15
31 to 60	15
61 to 90	5
91 to 120	4
121 to 180	10
181 to 360	6
361 to 720	3
721+	1

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	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0	3	0	0
\$100K to \$149,999	0	0	2	0	0	0	0	2	0	0
\$150K to \$199,999	2	4	3	2	0	0	0	2	0	1
\$200K to \$299,999	2	8	50	14	18	1	0	35	3	1
\$300K to \$399,999	3	0	26	3	47	0	0	41	12	0
\$400K to \$499,999	0	0	5	0	44	0	0	33	0	0
\$500K to \$599,999	0	0	1	0	16	0	0	26	0	0
\$600K to \$799,999	0	0	1	0	16	0	0	23	0	0
\$800K to \$999,999	0	0	0	0	2	0	0	12	0	0
\$1M to \$2,499,999	0	0	0	0	3	0	0	13	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	1	0	0
<b>Total</b>	<b>7</b>	<b>12</b>	<b>88</b>	<b>19</b>	<b>146</b>	<b>1</b>	<b>0</b>	<b>192</b>	<b>15</b>	<b>2</b>
Avg Sold Price	\$271,342	\$221,575	\$294,105	\$264,721	\$458,856	\$287,500	\$0			
Prev Year - Avg Sold Price	\$220,850	\$185,113	\$270,577	\$235,209	\$392,726	\$269,300	\$0			
Avg Sold % Change	22.86%	19.70%	8.70%	12.55%	16.84%	6.76%	0.00%			
Prev Year - # of Solds	8	7	67	11	103	3	0			

Active Detail