

March 2021

Spotsylvania County, VA

Sold Summary

	Mar 2021	Mar 2020	% Change
Sold Dollar Volume	\$90,442,050	\$65,760,247	37.53%
Avg Sold Price	\$391,753	\$324,158	20.85%
Median Sold Price	\$347,000	\$307,000	13.03%
Units Sold	236	203	16.26%
Avg Days on Market	14	37	-62.16%
Avg List Price for Solds	\$384,859	\$325,296	18.31%
Avg SP to OLP Ratio	102.3%	98.7%	3.70%
Ratio of Avg SP to Avg OLP	102.2%	98.4%	3.91%
Attached Avg Sold Price	\$269,697	\$251,377	7.29%
Detached Avg Sold Price	\$403,107	\$334,380	20.55%
Attached Units Sold	20	25	-20.00%
Detached Units Sold	216	178	21.35%

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

	Mar 2021	Mar 2020	% Change
Active Listings	142	396	-64.14%
New Listings	308	328	-6.10%
New Under Contracts	0	0	0%
New Contingents	0	0	0%
New Pendings	286	231	23.81%
All Pendings	358	311	15.11%

Financing (Sold)

Assumption	0
Cash	18
Conventional	116
FHA	42
Other	7
Owner	1
VA	44

Days on Market (Sold)

0	12
1 to 10	168
11 to 20	20
21 to 30	10
31 to 60	10
61 to 90	7
91 to 120	3
121 to 180	1
181 to 360	4
361 to 720	1
721+	0

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	1	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0	0	0	0
\$150K to \$199,999	1	0	2	1	0	0	0	2	1	0
\$200K to \$299,999	5	7	38	5	8	0	1	16	3	0
\$300K to \$399,999	2	0	35	1	52	5	0	14	11	0
\$400K to \$499,999	0	0	9	0	31	0	0	21	0	0
\$500K to \$599,999	0	0	1	0	8	0	0	30	0	0
\$600K to \$799,999	0	0	2	0	13	0	0	22	0	0
\$800K to \$999,999	0	0	1	0	3	0	0	10	0	0
\$1M to \$2,499,999	0	0	0	0	4	0	0	11	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0	1	0	0
<b>Total</b>	<b>8</b>	<b>7</b>	<b>88</b>	<b>7</b>	<b>120</b>	<b>5</b>	<b>1</b>	<b>127</b>	<b>15</b>	<b>0</b>
Avg Sold Price	\$268,025	\$231,071	\$331,011	\$262,285	\$465,503	\$340,490	\$238,000			
Prev Year - Avg Sold Price	\$310,774	\$221,700	\$274,491	\$239,641	\$373,690	\$334,021	\$195,250			
Avg Sold % Change	-13.76%	4.23%	20.59%	9.45%	24.57%	1.94%	21.90%			
Prev Year - # of Solds	4	5	68	13	106	5	2			

Active Detail