

August 2022

Spotsylvania County, VA

Sold Summary

	Aug 2022	Aug 2021	% Change
Sold Dollar Volume	\$101,587,891	\$110,669,709	-8.21%
Avg Sold Price	\$452,034	\$407,763	10.86%
Median Sold Price	\$427,000	\$365,000	16.99%
Units Sold	225	274	-17.88%
Avg Days on Market	19	13	46.15%
Avg List Price for Solds	\$451,501	\$403,904	11.78%
Avg SP to OLP Ratio	99.7%	101.1%	-1.37%
Ratio of Avg SP to Avg OLP	99.1%	100.8%	-1.63%
Attached Avg Sold Price	\$312,242	\$273,840	14.02%
Detached Avg Sold Price	\$471,903	\$432,692	9.06%
Attached Units Sold	28	43	-34.88%
Detached Units Sold	197	231	-14.72%

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

	Aug 2022	Aug 2021	% Change
Active Listings	287	302	-4.97%
New Listings	237	326	-27.30%
New Under Contracts	0	0	0%
New Contingents	0	0	0%
New Pendings	191	285	-32.98%
All Pendings	226	367	-38.42%

Financing (Sold)

Assumption	1
Cash	18
Conventional	99
FHA	42
Other	2
Owner	0
VA	51

Days on Market (Sold)

0	4
1 to 10	109
11 to 20	45
21 to 30	19
31 to 60	31
61 to 90	9
91 to 120	4
121 to 180	1
181 to 360	3
361 to 720	0
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	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0	1	0	0
\$100K to \$149,999	0	0	1	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	1	0	0	0	0	3	0	0
\$200K to \$299,999	0	8	11	6	3	0	0	11	5	0
\$300K to \$399,999	1	3	36	7	22	2	0	42	10	0
\$400K to \$499,999	2	0	16	0	43	2	0	60	4	0
\$500K to \$599,999	0	0	4	0	27	0	0	69	0	0
\$600K to \$799,999	1	0	1	0	22	0	0	52	0	0
\$800K to \$999,999	0	0	0	0	3	0	0	11	0	0
\$1M to \$2,499,999	0	0	1	0	2	0	0	17	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	2	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	4	11	71	13	122	4	0	268	19	0
Avg Sold Price	\$452,890	\$276,727	\$386,973	\$308,115	\$521,952	\$423,325	\$0			
Prev Year - Avg Sold Price	\$256,300	\$257,400	\$327,976	\$284,934	\$507,157	\$323,000	\$310,000			
Avg Sold % Change	76.70%	7.51%	17.99%	8.14%	2.92%	31.06%	0.00%			
Prev Year - # of Solds	10	21	82	19	139	2	1			

Active Detail