

July 2018

Spotsylvania County, VA

Sold Summary

	Jul 2018	Jul 2017	% Change
Sold Dollar Volume	\$69,241,600	\$64,848,677	6.77%
Avg Sold Price	\$309,114	\$307,340	0.58%
Median Sold Price	\$284,650	\$280,000	1.66%
Units Sold	224	211	6.16%
Avg Days on Market	45	42	7.14%
Avg List Price for Solds	\$312,122	\$312,840	-0.23%
Avg SP to OLP Ratio	97.7%	97.0%	0.77%
Ratio of Avg SP to Avg OLP	97.6%	97.0%	0.65%
Attached Avg Sold Price	\$197,221	\$193,450	1.95%
Detached Avg Sold Price	\$318,891	\$317,962	0.29%
Attached Units Sold	18	18	0.00%
Detached Units Sold	206	193	6.74%

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

	Jul 2018	Jul 2017	% Change
Active Listings	606	648	-6.48%
New Listings	337	326	3.37%
New Under Contracts	134	115	16.52%
New Contingents	105	126	-16.67%
New Pendings	239	241	-0.83%
All Pendings	319	356	-10.39%

Financing (Sold)

Assumption	0
Cash	18
Conventional	96
FHA	44
Other	18
Owner	0
VA	48

Days on Market (Sold)

0	11
1 to 10	62
11 to 20	35
21 to 30	29
31 to 60	42
61 to 90	20
91 to 120	8
121 to 180	5
181 to 360	8
361 to 720	4
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	1	5	0
\$50K to \$99,999	0	0	3	0	0	0	0	5	0	0
\$100K to \$149,999	1	0	3	0	1	0	0	3	0	0
\$150K to \$199,999	3	5	13	6	1	0	0	23	5	0
\$200K to \$299,999	5	1	45	4	33	2	0	124	21	4
\$300K to \$399,999	0	0	16	0	46	0	0	181	5	0
\$400K to \$499,999	0	0	1	0	18	0	0	94	0	0
\$500K to \$599,999	0	0	1	0	9	0	0	53	0	0
\$600K to \$799,999	0	0	1	0	5	0	0	50	0	0
\$800K to \$999,999	0	0	0	0	1	0	0	16	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0	16	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	0	0	0
<b>Total</b>	<b>9</b>	<b>6</b>	<b>83</b>	<b>10</b>	<b>114</b>	<b>2</b>	<b>0</b>	<b>566</b>	<b>36</b>	<b>4</b>
Avg Sold Price	\$206,800	\$182,283	\$258,881	\$195,240	\$371,432	\$251,941	\$0			
Prev Year - Avg Sold Price	\$231,250	\$185,200	\$245,900	\$193,425	\$377,659	\$0	\$235,000			
Avg Sold % Change	-10.57%	-1.58%	5.28%	0.94%	-1.65%	0.00%	0.00%			
Prev Year - # of Solds	4	5	83	12	106	0	1			

Active Detail