

July 2019

Spotsylvania County, VA

Sold Summary

	Jul 2019	Jul 2018	% Change
Sold Dollar Volume	\$79,153,935	\$69,241,600	14.32%
Avg Sold Price	\$328,440	\$309,114	6.25%
Median Sold Price	\$290,000	\$284,650	1.88%
Units Sold	242	224	8.04%
Avg Days on Market	53	66	-19.70%
Avg List Price for Solds	\$332,665	\$312,122	6.58%
Avg SP to OLP Ratio	98.1%	97.7%	0.43%
Ratio of Avg SP to Avg OLP	97.6%	97.6%	0.04%
Attached Avg Sold Price	\$224,496	\$197,221	13.83%
Detached Avg Sold Price	\$345,512	\$318,891	8.35%
Attached Units Sold	34	18	88.89%
Detached Units Sold	208	206	0.97%

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 2019	Jul 2018	% Change
Active Listings	565	606	-6.77%
New Listings	343	337	1.78%
New Under Contracts	193	134	44.03%
New Pending	259	239	8.37%
All Pending	332	319	4.08%

Financing (Sold)

Assumption	0
Cash	20
Conventional	93
FHA	57
Other	21
Owner	0
VA	51

Days on Market (Sold)

0	5
1 to 10	70
11 to 20	22
21 to 30	14
31 to 60	61
61 to 90	36
91 to 120	12
121 to 180	13
181 to 360	6
361 to 720	3
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	2	5	0
\$50K to \$99,999	0	0	1	0	1	0	0	6	0	0
\$100K to \$149,999	0	0	1	0	0	0	0	6	0	0
\$150K to \$199,999	0	4	5	7	1	0	0	14	5	0
\$200K to \$299,999	3	6	52	15	32	1	0	84	22	2
\$300K to \$399,999	1	0	15	0	54	1	0	162	9	0
\$400K to \$499,999	0	0	4	0	15	0	0	126	0	0
\$500K to \$599,999	0	0	1	0	6	0	0	41	0	0
\$600K to \$799,999	0	0	3	0	7	0	0	53	0	0
\$800K to \$999,999	0	0	1	0	2	0	0	16	0	0
\$1M to \$2,499,999	0	0	0	0	2	0	0	11	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
<b>Total</b>	<b>4</b>	<b>10</b>	<b>83</b>	<b>22</b>	<b>121</b>	<b>2</b>	<b>0</b>	<b>522</b>	<b>41</b>	<b>2</b>
Avg Sold Price	\$263,500	\$220,580	\$293,997	\$219,355	\$383,877	\$300,635	\$0			
Prev Year - Avg Sold Price	\$206,800	\$182,283	\$258,881	\$195,240	\$371,432	\$251,941	\$0			
Avg Sold % Change	27.42%	21.01%	13.56%	12.35%	3.35%	19.33%	0.00%			
Prev Year - # of Solds	9	6	83	10	114	2	0			

Active Detail