

January 2024

Spotsylvania County, VA

Sold Summary

	Jan 2024	Jan 2023	% Change
Sold Dollar Volume	\$51,821,046	\$53,512,267	-3.16%
Avg Sold Price	\$488,852	\$471,539	3.67%
Median Sold Price	\$425,000	\$417,500	1.80%
Units Sold	105	113	-7.08%
Avg Days on Market	41	27	51.85%
Avg List Price for Solds	\$493,533	\$473,559	4.22%
Avg SP to OLP Ratio	96.7%	98.2%	-1.54%
Ratio of Avg SP to Avg OLP	96.0%	98.0%	-2.11%
Attached Avg Sold Price	\$359,013	\$311,307	15.32%
Detached Avg Sold Price	\$504,045	\$494,198	1.99%
Attached Units Sold	11	14	-21.43%
Detached Units Sold	94	99	-5.05%

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

	Jan 2024	Jan 2023	% Change
Active Listings	225	214	5.14%
New Listings	155	152	1.97%
New Under Contracts	0	0	0%
New Contingents	0	0	0%
New Pendings	120	136	-11.76%
All Pendings	143	151	-5.30%

Financing (Sold)

Assumption	0
Cash	19
Conventional	30
FHA	23
Other	1
Owner	0
VA	30

Days on Market (Sold)

0	0
1 to 10	32
11 to 20	13
21 to 30	8
31 to 60	19
61 to 90	13
91 to 120	8
121 to 180	9
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	0	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	2	0	0	0	0	1	0	0
\$200K to \$299,999	1	1	5	1	0	0	0	8	1	0
\$300K to \$399,999	1	3	22	3	3	0	0	25	14	1
\$400K to \$499,999	1	0	6	1	18	2	0	42	8	0
\$500K to \$599,999	0	0	3	0	11	0	0	33	1	0
\$600K to \$799,999	0	0	1	0	10	0	0	64	0	0
\$800K to \$999,999	0	0	0	0	8	0	0	16	0	0
\$1M to \$2,499,999	0	0	0	0	2	0	0	9	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
Total	3	4	39	5	52	2	0	200	24	1
Avg Sold Price	\$373,166	\$327,750	\$365,514	\$356,000	\$615,495	\$429,075	\$0			
Prev Year - Avg Sold Price	\$271,500	\$336,250	\$372,131	\$300,088	\$585,692	\$312,500	\$0			
Avg Sold % Change	37.45%	-2.53%	-1.78%	18.63%	5.09%	37.30%	0.00%			
Prev Year - # of Solds	3	4	38	9	58	1	0			

Active Detail