

April 2024

Spotsylvania County, VA

Sold Summary

	Apr 2024	Apr 2023	% Change
Sold Dollar Volume	\$82,571,594	\$56,196,138	46.93%
Avg Sold Price	\$500,638	\$476,943	4.97%
Median Sold Price	\$440,000	\$435,000	1.15%
Units Sold	165	120	37.50%
Avg Days on Market	24	21	14.29%
Avg List Price for Solds	\$500,433	\$472,236	5.97%
Avg SP to OLP Ratio	100.1%	100.4%	-0.32%
Ratio of Avg SP to Avg OLP	99.6%	100.0%	-0.44%
Attached Avg Sold Price	\$384,244	\$356,300	7.84%
Detached Avg Sold Price	\$516,693	\$497,050	3.95%
Attached Units Sold	20	17	17.65%
Detached Units Sold	145	103	40.78%

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

	Apr 2024	Apr 2023	% Change
Active Listings	248	237	4.64%
New Listings	198	204	-2.94%
New Under Contracts	0	0	0%
New Contingents	0	0	0%
New Pendings	194	170	14.12%
All Pendings	231	205	12.68%

Financing (Sold)

Assumption	0
Cash	19
Conventional	66
FHA	34
Other	1
Owner	0
VA	42

Days on Market (Sold)

0	5
1 to 10	95
11 to 20	11
21 to 30	15
31 to 60	15
61 to 90	4
91 to 120	8
121 to 180	9
181 to 360	2
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	0	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	0	0	0	0	0	0	0	2	0	0
\$200K to \$299,999	3	1	4	1	0	0	0	6	2	1
\$300K to \$399,999	3	5	25	5	2	1	0	21	7	0
\$400K to \$499,999	0	0	24	1	26	5	0	38	16	0
\$500K to \$599,999	2	0	2	0	23	1	0	32	2	0
\$600K to \$799,999	0	0	6	0	16	0	0	74	0	0
\$800K to \$999,999	0	0	0	0	5	0	0	29	0	0
\$1M to \$2,499,999	0	0	0	0	4	0	0	16	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	8	6	61	7	76	7	0	220	27	1
Avg Sold Price	\$348,268	\$351,000	\$419,030	\$355,788	\$612,808	\$441,196	\$0			
Prev Year - Avg Sold Price	\$120,000	\$373,950	\$389,797	\$334,763	\$573,561	\$406,700	\$0			
Avg Sold % Change	190.22%	-6.14%	7.50%	6.28%	6.84%	8.48%	0.00%			
Prev Year - # of Solds	1	2	41	11	61	4	0			

Active Detail