

2025

Spotsylvania County, VA

Sold Summary

| | 2025 | 2024 | % Change |
|----------------------------|---------------|---------------|----------|
| Sold Dollar Volume | \$967,750,043 | \$945,881,726 | 2.31% |
| Avg Sold Price | \$520,323 | \$504,369 | 3.16% |
| Median Sold Price | \$461,064 | \$450,000 | 2.46% |
| Units Sold | 1,850 | 1,871 | -1.12% |
| Avg Days on Market | 28 | 25 | 12.00% |
| Avg List Price for Solds | \$523,674 | \$505,819 | 3.53% |
| Avg SP to OLP Ratio | 98.5% | 99.1% | -0.61% |
| Ratio of Avg SP to Avg OLP | 98.1% | 98.6% | -0.49% |
| Attached Avg Sold Price | \$394,136 | \$378,921 | 4.02% |
| Detached Avg Sold Price | \$544,777 | \$523,210 | 4.12% |
| Attached Units Sold | 300 | 246 | 21.95% |
| Detached Units Sold | 1,550 | 1,624 | -4.56% |

Financing (Sold)

| | |
|--------------|-----|
| Assumption | 7 |
| Cash | 223 |
| Conventional | 815 |
| FHA | 342 |
| Other | 10 |
| Owner | 0 |
| VA | 421 |

Days on Market (Sold)

| | |
|------------|-----|
| 0 | 54 |
| 1 to 10 | 693 |
| 11 to 20 | 242 |
| 21 to 30 | 185 |
| 31 to 60 | 306 |
| 61 to 90 | 150 |
| 91 to 120 | 93 |
| 121 to 180 | 71 |
| 181 to 360 | 45 |
| 361 to 720 | 11 |
| 721+ | 0 |

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.

Sold Detail

| Price Ranges | Residential | | | | | | Condo/Coop |
|----------------------------|--------------|-------------|-----------|-------------|--------------|-------------|------------|
| | 2 or Less BR | | 3 BR | | 4 or More BR | | All |
| | Detached | Attached/TH | Detached | Attached/TH | Detached | Attached/TH | Attached |
| < \$50,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$50K to \$99,999 | 0 | 0 | 1 | 0 | 0 | 0 | 0 |
| \$100K to \$149,999 | 1 | 0 | 2 | 0 | 0 | 0 | 0 |
| \$150K to \$199,999 | 0 | 0 | 3 | 0 | 0 | 0 | 0 |
| \$200K to \$299,999 | 17 | 11 | 34 | 16 | 5 | 1 | 2 |
| \$300K to \$399,999 | 13 | 43 | 207 | 86 | 75 | 13 | 4 |
| \$400K to \$499,999 | 4 | 7 | 214 | 71 | 248 | 37 | 1 |
| \$500K to \$599,999 | 7 | 1 | 62 | 0 | 252 | 6 | 0 |
| \$600K to \$799,999 | 2 | 0 | 26 | 0 | 230 | 0 | 0 |
| \$800K to \$999,999 | 0 | 0 | 9 | 0 | 70 | 0 | 0 |
| \$1M to \$2,499,999 | 1 | 0 | 3 | 0 | 60 | 0 | 0 |
| \$2.5M to \$4,999,999 | 0 | 0 | 0 | 0 | 4 | 1 | 0 |
| \$5,000,000+ | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 45 | 62 | 561 | 173 | 944 | 58 | 7 |
| Avg Sold Price | \$379,775 | \$349,567 | \$429,984 | \$380,740 | \$621,024 | \$488,213 | \$340,484 |
| Prev Year - Avg Sold Price | \$342,835 | \$332,050 | \$419,352 | \$380,164 | \$602,227 | \$426,880 | \$368,070 |
| Avg Sold % Change | 10.77% | 5.28% | 2.54% | 0.15% | 3.12% | 14.37% | -7.49% |
| Prev Year - # of Solds | 58 | 58 | 620 | 126 | 946 | 55 | 7 |