

March 2024

Spotsylvania County, VA

Sold Summary

	Mar 2024	Mar 2023	% Change
Sold Dollar Volume	\$69,558,020	\$59,065,801	17.76%
Avg Sold Price	\$488,496	\$466,082	4.81%
Median Sold Price	\$449,900	\$420,000	7.12%
Units Sold	142	127	11.81%
Avg Days on Market	26	28	-7.14%
Avg List Price for Solds	\$493,319	\$465,085	6.07%
Avg SP to OLP Ratio	99.5%	99.0%	0.56%
Ratio of Avg SP to Avg OLP	98.4%	98.9%	-0.48%
Attached Avg Sold Price	\$369,957	\$339,776	8.88%
Detached Avg Sold Price	\$501,564	\$485,601	3.29%
Attached Units Sold	14	17	-17.65%
Detached Units Sold	128	110	16.36%

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

	Mar 2024	Mar 2023	% Change
Active Listings	243	224	8.48%
New Listings	189	196	-3.57%
New Under Contracts	0	0	0%
New Contingents	0	0	0%
New Pendings	184	147	25.17%
All Pendings	217	166	30.72%

Financing (Sold)

Assumption	0
Cash	18
Conventional	60
FHA	30
Other	1
Owner	0
VA	31

Days on Market (Sold)

0	8
1 to 10	65
11 to 20	14
21 to 30	10
31 to 60	18
61 to 90	11
91 to 120	5
121 to 180	5
181 to 360	6
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	0	0	0
\$100K to \$149,999	0	0	2	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	0	1	0	0
\$200K to \$299,999	1	3	6	1	0	0	0	7	3	0
\$300K to \$399,999	2	1	21	3	7	2	0	17	6	1
\$400K to \$499,999	1	0	11	0	22	2	0	59	8	0
\$500K to \$599,999	1	0	3	2	20	0	0	31	2	0
\$600K to \$799,999	0	0	2	0	18	0	0	68	0	0
\$800K to \$999,999	1	0	2	0	7	0	0	21	0	0
\$1M to \$2,499,999	0	0	0	0	1	0	0	18	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	6	4	47	6	75	4	0	223	19	1
Avg Sold Price	\$448,666	\$309,256	\$400,317	\$386,229	\$567,894	\$406,250	\$0			
Prev Year - Avg Sold Price	\$187,500	\$327,900	\$366,476	\$342,637	\$548,392	\$398,850	\$270,000			
Avg Sold % Change	139.29%	-5.69%	9.23%	12.72%	3.56%	1.86%	0.00%			
Prev Year - # of Solds	2	6	34	8	74	2	1			

Active Detail