Local Market Update – August 2026

A Research Tool Provided by Central Virginia Regional MLS.

Spotsylvania County

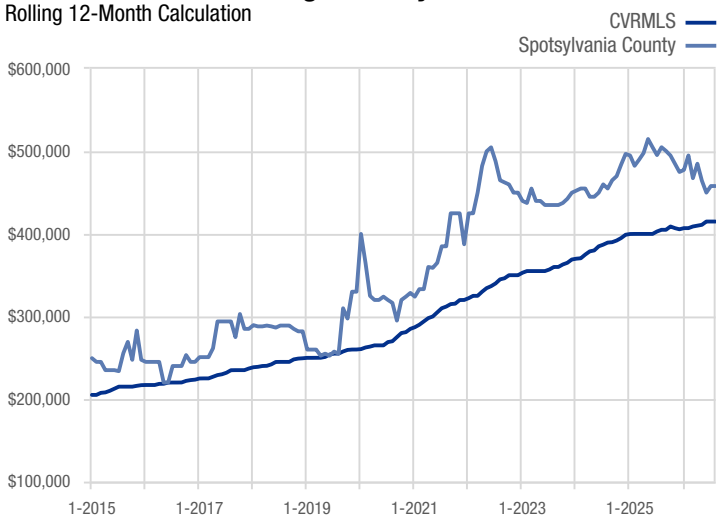
Single Family	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	5	**6**	+ 20.0%	69	**39**	- 43.5%
Pending Sales	5	**2**	- 60.0%	66	**24**	- 63.6%
Closed Sales	3	**3**	0.0%	68	**24**	- 64.7%
Days on Market Until Sale	39	**25**	- 35.9%	61	**35**	- 42.6%
Median Sales Price*	$730,000	**$575,000**	- 21.2%	$474,950	**$454,000**	- 4.4%
Average Sales Price*	$593,333	**$668,333**	+ 12.6%	$591,799	**$515,546**	- 12.9%
Percent of Original List Price Received*	96.6%	**99.1%**	+ 2.6%	96.9%	**98.4%**	+ 1.5%
Inventory of Homes for Sale	10	**11**	+ 10.0%	—	—	—
Months Supply of Inventory	1.2	**3.7**	+ 208.3%	—	—	—

Condo/Town	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	1	**0**	- 100.0%	3	**5**	+ 66.7%
Pending Sales	1	**0**	- 100.0%	1	**5**	+ 400.0%
Closed Sales	1	**0**	- 100.0%	1	**5**	+ 400.0%
Days on Market Until Sale	12	**—**	—	12	**55**	+ 358.3%
Median Sales Price*	$365,000	**—**	—	$365,000	**$365,000**	0.0%
Average Sales Price*	$365,000	**—**	—	$365,000	**$368,200**	+ 0.9%
Percent of Original List Price Received*	100.0%	**—**	—	100.0%	**99.8%**	- 0.2%
Inventory of Homes for Sale	1	**0**	- 100.0%	—	—	—
Months Supply of Inventory	1.0	**—**	—	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

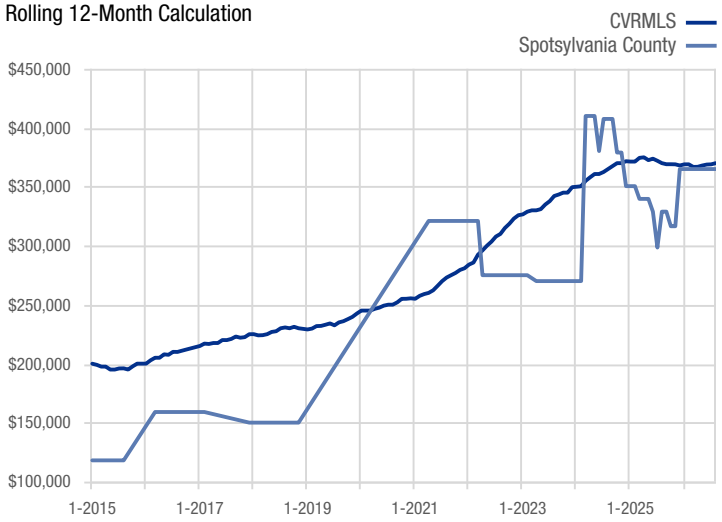
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Condo/Town

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

Current as of September 10, 2026. All data from Central Virginia Regional MLS. Report © 2026 ShowingTime Plus, LLC.