Local Market Update – October 2026

A Research Tool Provided by Central Virginia Regional MLS.

Spotsylvania County

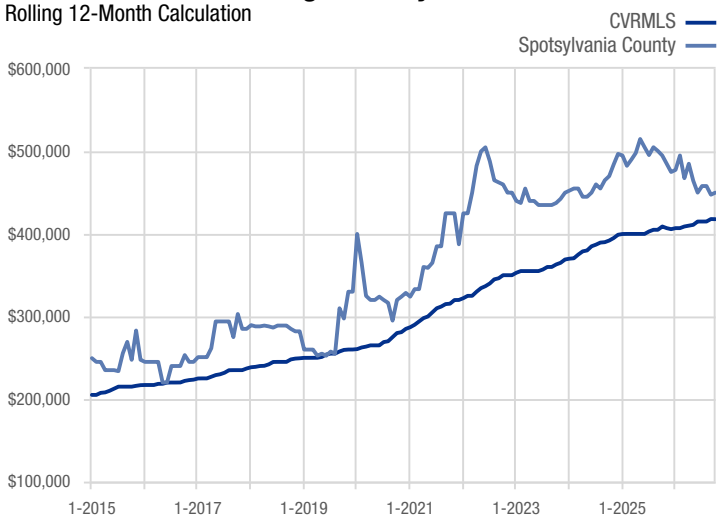
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	5	**3**	- 40.0%	79	**45**	- 43.0%
Pending Sales	1	**0**	- 100.0%	72	**30**	- 58.3%
Closed Sales	5	**6**	+ 20.0%	77	**33**	- 57.1%
Days on Market Until Sale	61	**25**	- 59.0%	60	**38**	- 36.7%
Median Sales Price*	$475,000	**$500,000**	+ 5.3%	$475,000	**$450,000**	- 5.3%
Average Sales Price*	$512,000	**$720,000**	+ 40.6%	$593,810	**$538,367**	- 9.3%
Percent of Original List Price Received*	95.4%	**94.3%**	- 1.2%	97.1%	**97.1%**	0.0%
Inventory of Homes for Sale	12	**7**	- 41.7%	—	**—**	—
Months Supply of Inventory	1.7	**2.1**	+ 23.5%	—	**—**	—

Condo/Town	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	1	**0**	- 100.0%	4	**6**	+ 50.0%
Pending Sales	0	**0**	0.0%	1	**7**	+ 600.0%
Closed Sales	0	**1**	—	1	**7**	+ 600.0%
Days on Market Until Sale	—	**5**	—	12	**46**	+ 283.3%
Median Sales Price*	—	**$340,000**	—	$365,000	**$363,500**	- 0.4%
Average Sales Price*	—	**$340,000**	—	$365,000	**$363,500**	- 0.4%
Percent of Original List Price Received*	—	**104.6%**	—	100.0%	**100.6%**	+ 0.6%
Inventory of Homes for Sale	2	**0**	- 100.0%	—	**—**	—
Months Supply of Inventory	2.0	**—**	—	—	**—**	—

* 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.

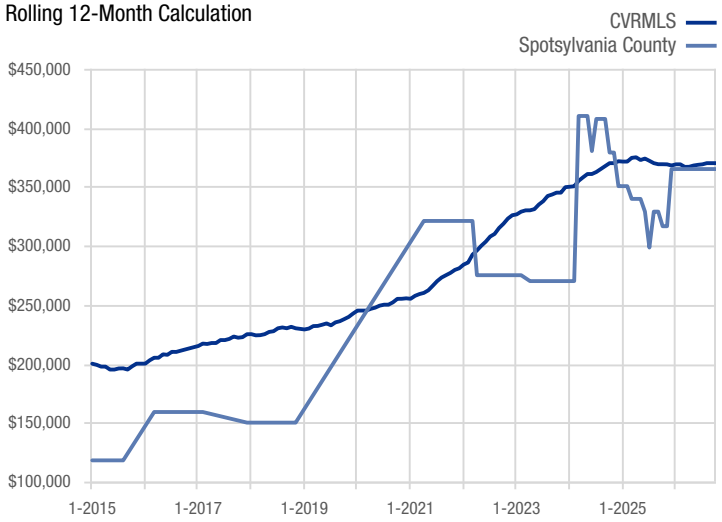
Median Sales Price - Single-Family

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 November 10, 2026. All data from Central Virginia Regional MLS. Report © 2026 ShowingTime Plus, LLC.