Local Market Update – October 2025A Research Tool Provided by Central Virginia Regional MLS.

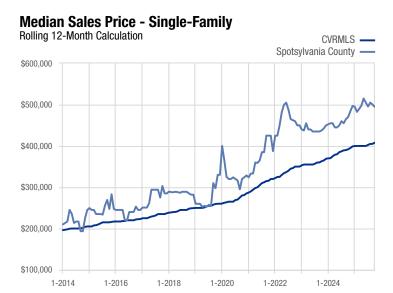


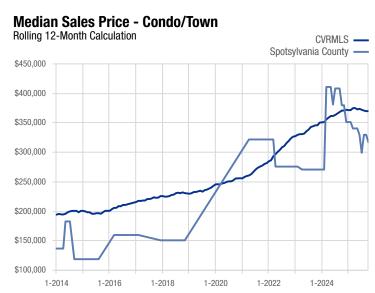
Spotsylvania County

Single Family	October			Year to Date			
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change	
New Listings	10	7	- 30.0%	129	83	- 35.7%	
Pending Sales	12	1	- 91.7%	100	64	- 36.0%	
Closed Sales	9	5	- 44.4%	87	69	- 20.7%	
Days on Market Until Sale	29	61	+ 110.3%	40	60	+ 50.0%	
Median Sales Price*	\$599,900	\$475,000	- 20.8%	\$475,000	\$475,000	0.0%	
Average Sales Price*	\$608,600	\$512,000	- 15.9%	\$542,018	\$593,810	+ 9.6%	
Percent of Original List Price Received*	94.2%	95.4%	+ 1.3%	97.6%	97.1%	- 0.5%	
Inventory of Homes for Sale	28	16	- 42.9%		_	_	
Months Supply of Inventory	3.0	2.5	- 16.7%			_	

Condo/Town	October			Year to Date			
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change	
New Listings	0	0	0.0%	4	3	- 25.0%	
Pending Sales	0	0	0.0%	4	1	- 75.0%	
Closed Sales	1	0	- 100.0%	4	1	- 75.0%	
Days on Market Until Sale	9	_		6	12	+ 100.0%	
Median Sales Price*	\$328,900			\$379,000	\$365,000	- 3.7%	
Average Sales Price*	\$328,900	_		\$374,225	\$365,000	- 2.5%	
Percent of Original List Price Received*	100.0%			99.4%	100.0%	+ 0.6%	
Inventory of Homes for Sale	0	1			_	_	
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.





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.