

Local Market Update – February 2025

A Research Tool Provided by Central Virginia Regional MLS.



Spotsylvania County

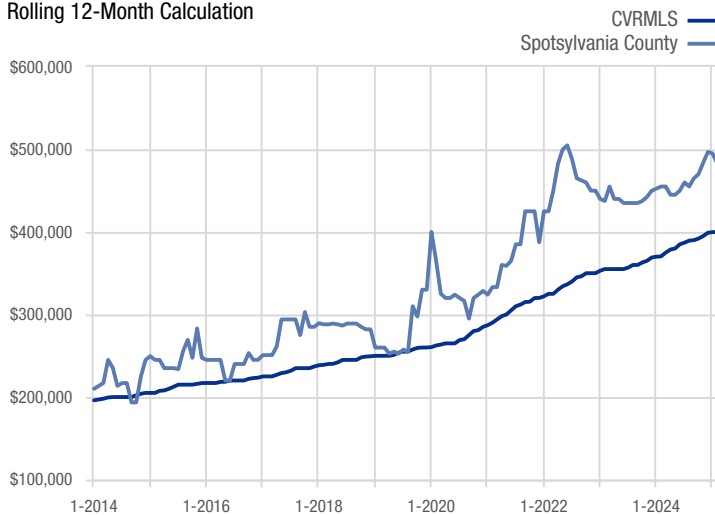
Single Family	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	6	10	+ 66.7%	19	18	- 5.3%
Pending Sales	8	7	- 12.5%	15	15	0.0%
Closed Sales	4	7	+ 75.0%	6	12	+ 100.0%
Days on Market Until Sale	48	71	+ 47.9%	45	54	+ 20.0%
Median Sales Price*	\$533,450	\$440,150	- 17.5%	\$499,400	\$454,000	- 9.1%
Average Sales Price*	\$520,475	\$392,421	- 24.6%	\$501,967	\$418,479	- 16.6%
Percent of Original List Price Received*	95.6%	95.9%	+ 0.3%	95.6%	97.6%	+ 2.1%
Inventory of Homes for Sale	19	25	+ 31.6%	—	—	—
Months Supply of Inventory	2.7	2.7	0.0%	—	—	—

Condo/Town	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	1	0	- 100.0%	1	0	- 100.0%
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of Original List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

* 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.

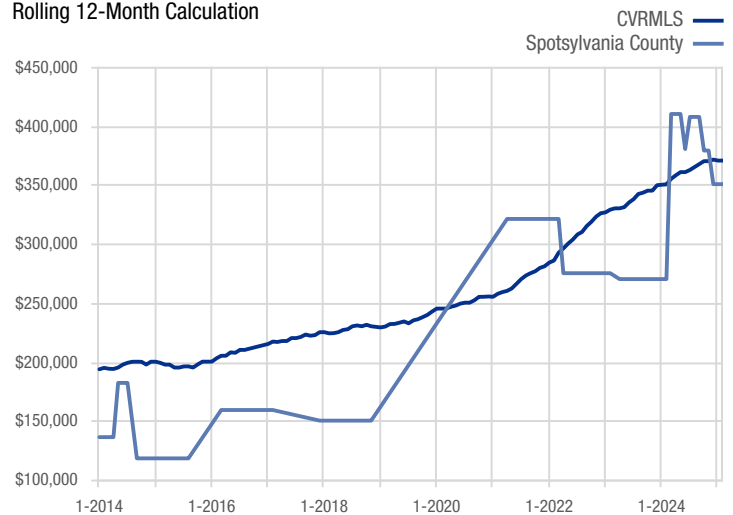
Median Sales Price - Single-Family

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.