

# Local Market Update – March 2026

A Research Tool Provided by Central Virginia Regional MLS.



## Spotsylvania County

Single Family	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
<b>Key Metrics</b>						
New Listings	7	<b>9</b>	+ 28.6%	28	<b>18</b>	- 35.7%
Pending Sales	10	<b>1</b>	- 90.0%	28	<b>8</b>	- 71.4%
Closed Sales	9	<b>4</b>	- 55.6%	23	<b>8</b>	- 65.2%
Days on Market Until Sale	88	<b>37</b>	- 58.0%	67	<b>44</b>	- 34.3%
Median Sales Price*	\$565,000	<b>\$412,450</b>	- 27.0%	\$467,000	<b>\$442,450</b>	- 5.3%
Average Sales Price*	\$576,143	<b>\$420,350</b>	- 27.0%	\$476,566	<b>\$437,038</b>	- 8.3%
Percent of Original List Price Received*	94.1%	<b>99.1%</b>	+ 5.3%	96.3%	<b>96.9%</b>	+ 0.6%
Inventory of Homes for Sale	26	<b>14</b>	- 46.2%	—	—	—
Months Supply of Inventory	2.7	<b>2.9</b>	+ 7.4%	—	—	—

Condo/Town	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
<b>Key Metrics</b>						
New Listings	1	<b>0</b>	- 100.0%	1	<b>4</b>	+ 300.0%
Pending Sales	0	<b>1</b>	—	0	<b>3</b>	—
Closed Sales	0	<b>2</b>	—	0	<b>2</b>	—
Days on Market Until Sale	—	<b>17</b>	—	—	<b>17</b>	—
Median Sales Price*	—	<b>\$323,000</b>	—	—	<b>\$323,000</b>	—
Average Sales Price*	—	<b>\$323,000</b>	—	—	<b>\$323,000</b>	—
Percent of Original List Price Received*	—	<b>100.3%</b>	—	—	<b>100.3%</b>	—
Inventory of Homes for Sale	1	<b>1</b>	0.0%	—	—	—
Months Supply of Inventory	1.0	<b>0.8</b>	- 20.0%	—	—	—

\* 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.

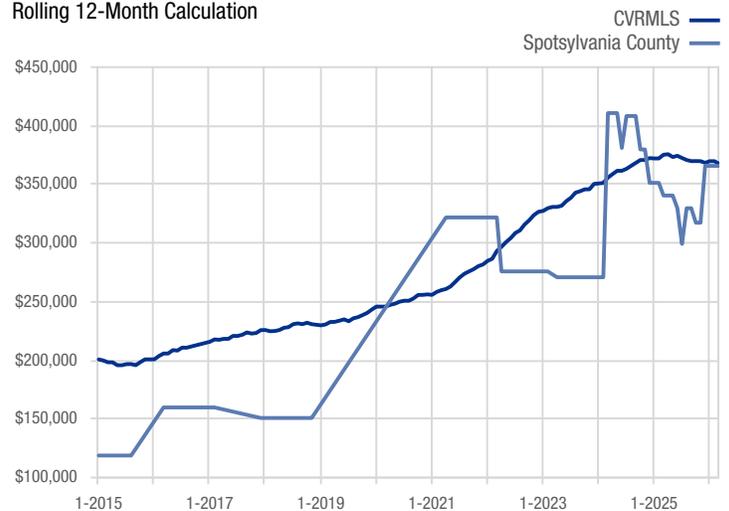
### Median Sales Price - Single-Family

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.