



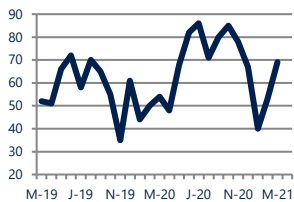
**Focus On: Snell, Spotsylvania, and Partlow Housing Market**

March 2021

Zip Code(s): 22553, 22551 and 22534

**Units Sold**

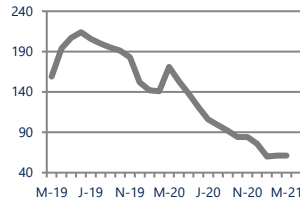
69



**Up 28%**  
Vs. Year Ago

**Active Inventory**

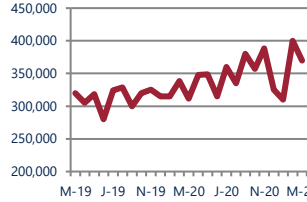
61



**Down -64%**  
Vs. Year Ago

**Median Sale Price**

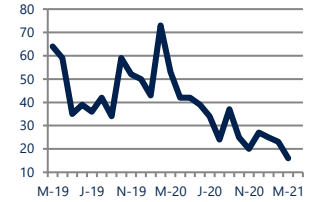
\$370,000



**Up 19%**  
Vs. Year Ago

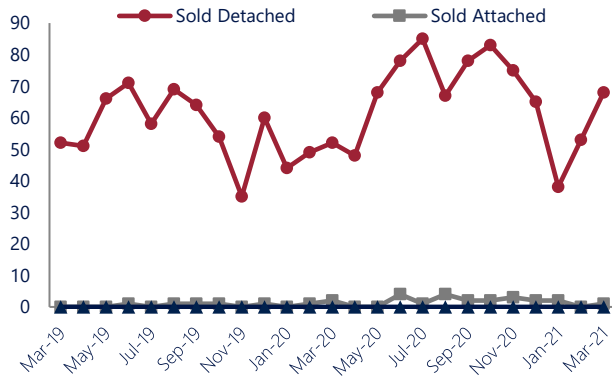
**Days On Market**

16



**Down -70%**  
Vs. Year Ago

**Units Sold\***



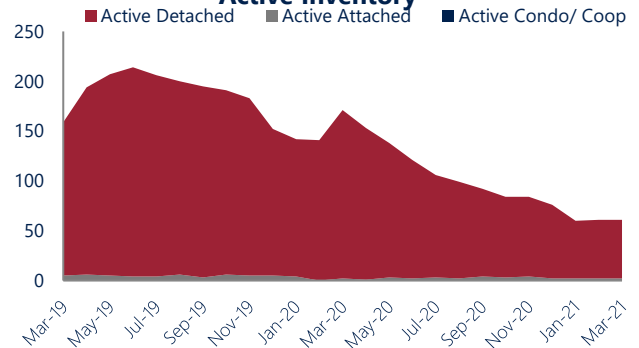
**Units Sold**

There was an increase in total units sold in March, with 69 sold this month in Snell, Spotsylvania, and Partlow versus 53 last month, an increase of 30%. This month's total units sold was higher than at this time last year, an increase of 28% versus March 2020.

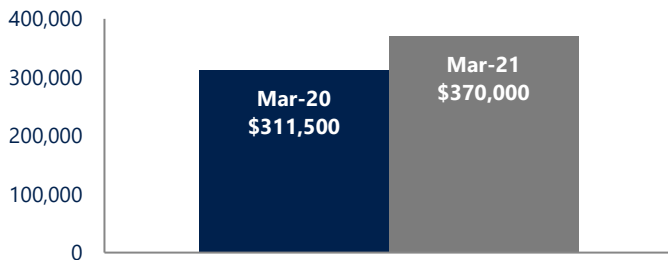
**Active Inventory**

Versus last year, the total number of homes available this month is lower by 110 units or 64%. The total number of active inventory this March was 61 compared to 171 in March 2020. This month's supply remained stable as compared to last month.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last March, the median sale price for Snell, Spotsylvania, and Partlow Homes was \$311,500. This March, the median sale price was \$370,000, an increase of 19% or \$58,500 compared to last year. The current median sold price is 8% lower than in February.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Snell, Spotsylvania, and Partlow are defined as properties listed in zip code/s 22553, 22551 and 22534.

\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of BRIGHTMLS or Long & Foster Real Estate, Inc.

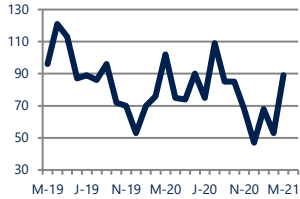




Zip Code(s): 22553, 22551 and 22534

### New Listings

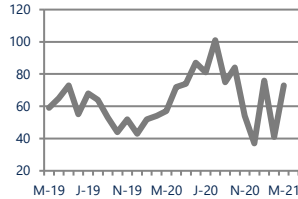
89



**Down -13%**  
Vs. Year Ago

### Current Contracts

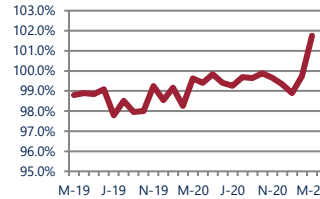
73



**Up 28%**  
Vs. Year Ago

### Sold Vs. List Price

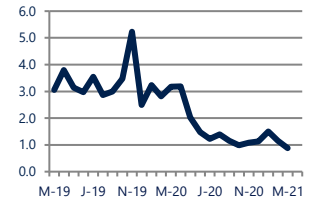
101.8%



**Up 2.1%**  
Vs. Year Ago

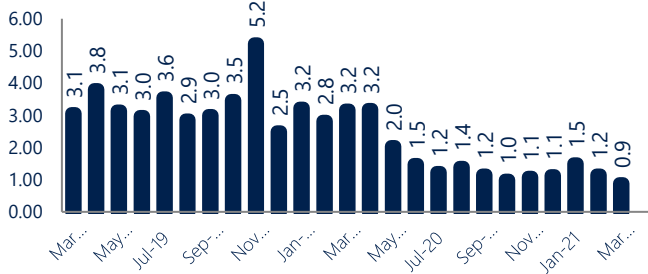
### Months of Supply

0.9



**Down -72%**  
Vs. Year Ago

### Months Of Supply



### New Listings & Current Contracts

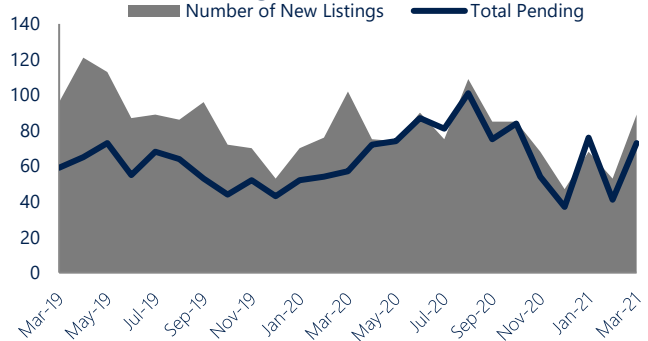
This month there were 89 homes newly listed for sale in Snell, Spotsylvania, and Partlow compared to 102 in March 2020, a decrease of 13%. There were 73 current contracts pending sale this March compared to 57 a year ago. The number of current contracts is 28% higher than last March.

### Months of Supply

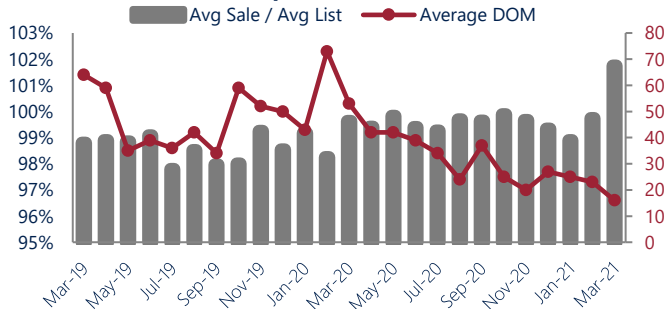
In March, there was 0.9 months of supply available in Snell, Spotsylvania, and Partlow, compared to 3.2 in March 2020. That is a decrease of 72% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In March, the average sale price in Snell, Spotsylvania, and Partlow was 101.8% of the average list price, which is 2.1% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 16, lower than the average last year, which was 53, a decrease of 70%.



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