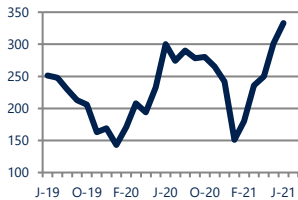




Focus On: Spotsylvania County Housing Market

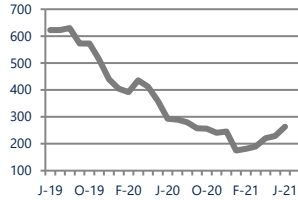
June 2021

Units Sold
333



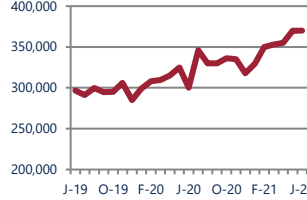
Up 11%
Vs. Year Ago

Active Inventory
263



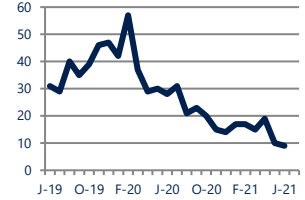
Down -10%
Vs. Year Ago

Median Sale Price
\$370,000



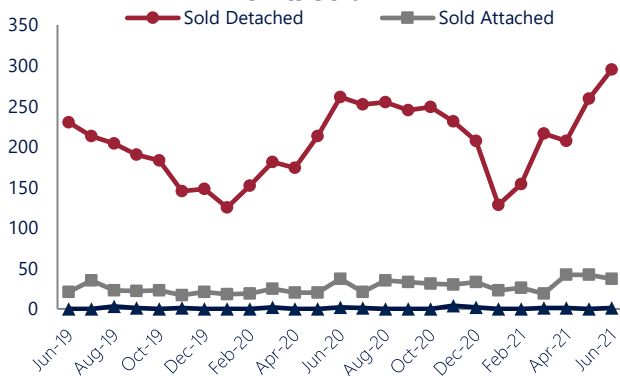
Up 23%
Vs. Year Ago

Days On Market
9



Down -68%
Vs. Year Ago

Units Sold*



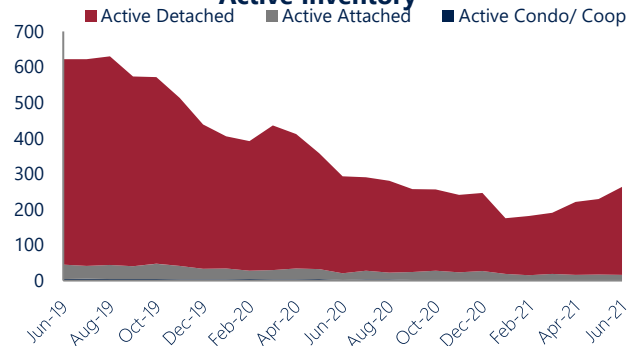
Units Sold

There was an increase in total units sold in June, with 333 sold this month in Spotsylvania County versus 301 last month, an increase of 11%. This month's total units sold was higher than at this time last year, an increase of 11% versus June 2020.

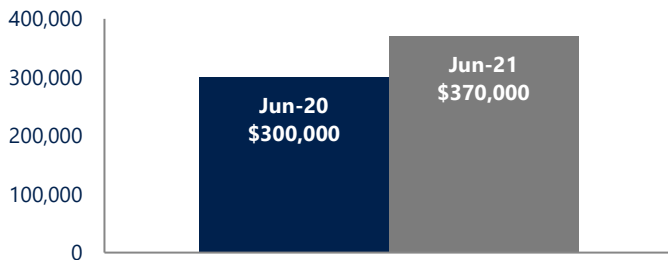
Active Inventory

Versus last year, the total number of homes available this month is lower by 30 units or 10%. The total number of active inventory this June was 263 compared to 293 in June 2020. This month's total of 263 is higher than the previous month's total supply of available inventory of 229, an increase of 15%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Spotsylvania County Homes was \$300,000. This June, the median sale price was \$370,000, an increase of 23% or \$70,000 compared to last year. The current median sold price is approximately the same as the median price in May.

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



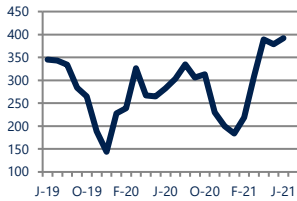
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS 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.





New Listings

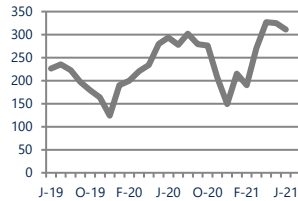
392



Up 39%
Vs. Year Ago

Current Contracts

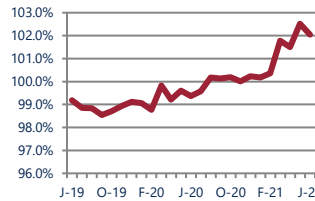
311



Up 6%
Vs. Year Ago

Sold Vs. List Price

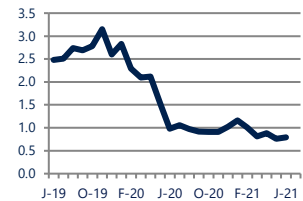
102.1%



Up 2.7%
Vs. Year Ago

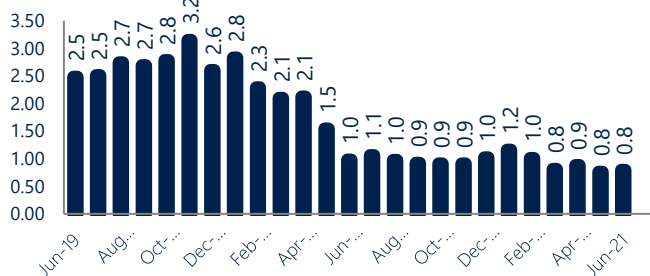
Months of Supply

0.8



Down -19%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

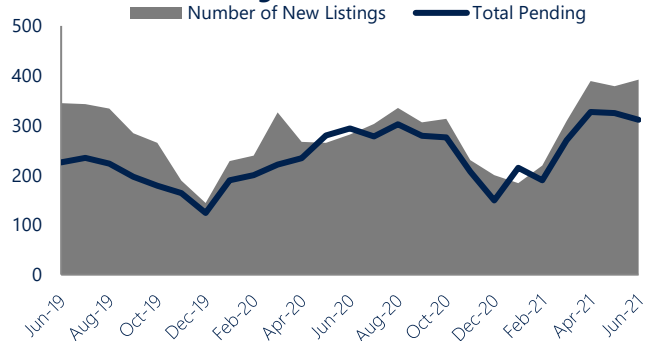
This month there were 392 homes newly listed for sale in Spotsylvania County compared to 282 in June 2020, an increase of 39%. There were 311 current contracts pending sale this June compared to 294 a year ago. The number of current contracts is 6% higher than last June.

Months of Supply

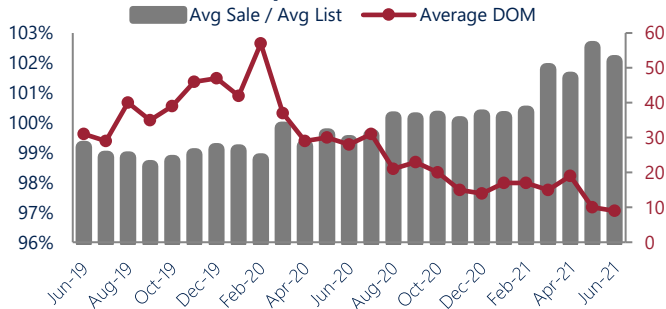
In June, there was 0.8 months of supply available in Spotsylvania County, compared to 1.0 in June 2020. That is a decrease of 19% versus a year ago.

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 June, the average sale price in Spotsylvania County was 102.1% of the average list price, which is 2.7% higher than at this time last year.

Days On Market

This month, the average number of days on market was 9, lower than the average last year, which was 28, a decrease of 68%.



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