

THE LONG & FOSTER MARKET MINUTE™

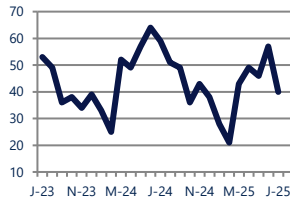
FOCUS ON: **SNELL, SPOTSYLVANIA, AND PARTLOW HOUSING MARKET**

JULY 2025

Zip Code(s): 22553, 22551 and 22534

Units Sold

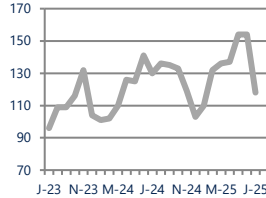
40



Down -32%
Vs. Year Ago

Active Inventory

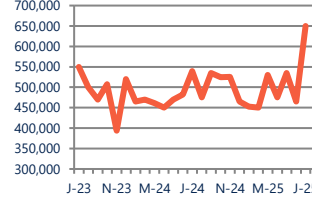
118



Down -9%
Vs. Year Ago

Median Sale Price

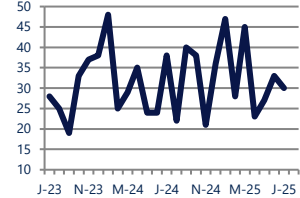
\$649,950



Up 20%
Vs. Year Ago

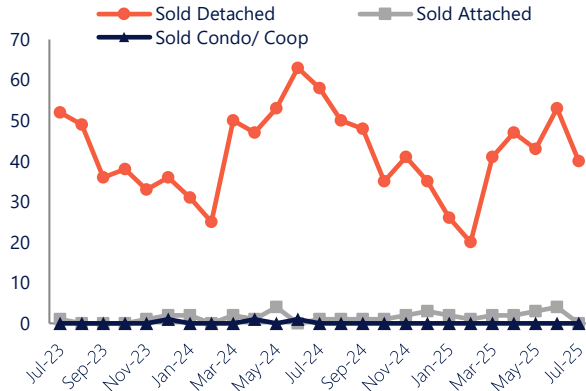
Days On Market

30



Down -21%
Vs. Year Ago

Units Sold*



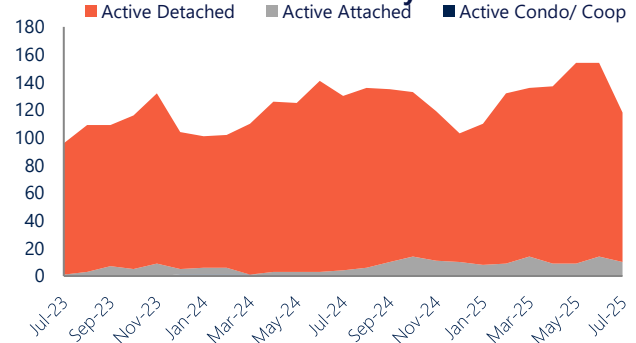
Units Sold

There was a decrease in total units sold in July, with 40 sold this month in Snell, Spotsylvania, and Partlow versus 57 last month, a decrease of 30%. This month's total units sold was lower than at this time last year, a decrease of 32% versus July 2024.

Active Inventory

Versus last year, the total number of homes available this month is lower by 12 units or 9%. The total number of active inventory this July was 118 compared to 130 in July 2024. This month's total of 118 is lower than the previous month's total supply of available inventory of 154, a decrease of 23%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Snell, Spotsylvania, and Partlow Homes was \$539,900. This July, the median sale price was \$649,950, an increase of \$110,050 compared to last year. The current median sold price is higher than in June.

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.

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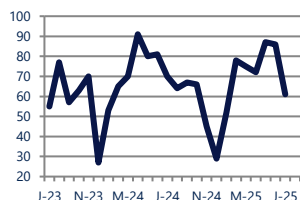
FOCUS ON: **SNELL, SPOTSYLVANIA, AND PARTLOW HOUSING MARKET**

JULY 2025

Zip Code(s): 22553, 22551 and 22534

New Listings

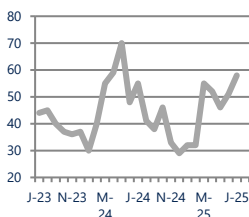
61



Down -13%
Vs. Year Ago

Current Contracts

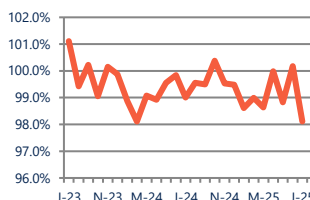
58



Up 5%
Vs. Year Ago

Sold Vs. List Price

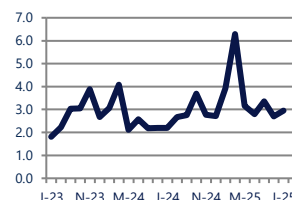
98.1%



Down -0.9%
Vs. Year Ago

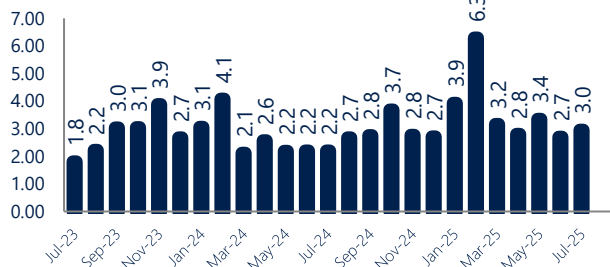
Months of Supply

3.0



Up 34%
Vs. Year Ago

Months Of Supply



Months of Supply

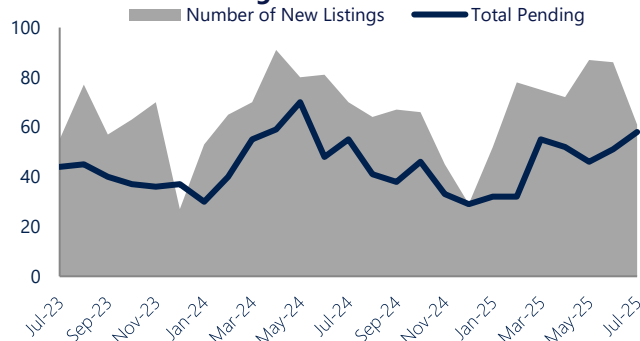
In July, there was 3.0 months of supply available in Snell, Spotsylvania, and Partlow, compared to 2.2 in July 2024. That is an increase of 34% versus a year ago.

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.

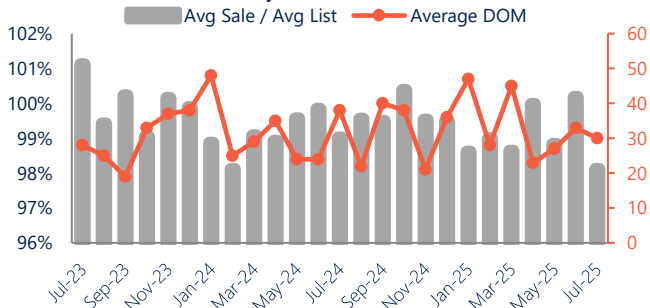
New Listings & Current Contracts

This month there were 61 homes newly listed for sale in Snell, Spotsylvania, and Partlow compared to 70 in July 2024, a decrease of 13%. There were 58 current contracts pending sale this July compared to 55 a year ago. The number of current contracts is 5% higher than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Snell, Spotsylvania, and Partlow was 98.1% of the average list price, which is 0.9% lower than at this time last year.

Days On Market

This month, the average number of days on market was 30, lower than the average last year, which was 38, a decrease of 21%.

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