## THE LONG & FOSTER MARKET MINUTE<sup>™</sup>

550,000

500,000

450,000

400.000

350,000

300,000

200

150

100 50

0

PQ1.73 Inu-53

**Median Sale Price** 

\$458,400

A-23 A-23 D-23 A-24 A-24 D-24 A-25

Up 4%

Vs. Year Ago

Active Detached

#### FOCUS ON: SPOTSYLVANIA COUNTY HOUSING MARKET

325

APRIL 2025

**Days On Market** 

23

A-23 A-23 D-23 A-24 A-24 D-24 A-25

Down -4%

Vs. Year Ago

Active Condo/ Coop

ocila Decila feb 25 APT-25

45

40

35

30

25

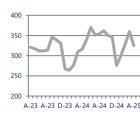
20

15

10



**Down -11%** Vs. Year Ago

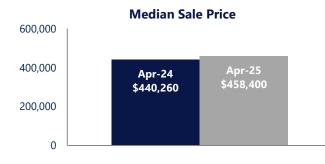


Up 3% Vs. Year Ago



#### **Active Inventory**

Versus last year, the total number of homes available this month is higher by 9 units or 3%. The total number of active inventory this April was 325 compared to 316 in April 2024. This month's total of 325 is lower than the previous month's total supply of available inventory of 360, a decrease of 10%.



## **Median Sale Price**

AUG?? 000.23 Decilia

Last April, the median sale price for Spotsylvania County Homes was \$440,260. This April, the median sale price was \$458,400, an increase of 4% or \$18,140 compared to last year. The current median sold price is 3% lower than in March.

APT-2A 100-24 AUGIZA

feb-24

Active Inventory

Active Attached

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 LONG & FOSTER



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# THE LONG & FOSTER MARKET MINUTE

#### FOCUS ON: SPOTSYLVANIA COUNTY HOUSING MARKET

**Current Contracts** 

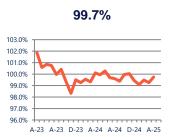
### APRII 2025



Down -5% Vs. Year Ago



Up 8% Vs. Year Ago



Sold Vs. List Price

No Change Vs. Year Ago

Months of Supply

versus a year ago.

300 250

30

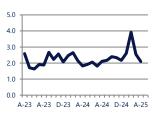
25

20

15

400125

#### Months of Supply 2.1



Up 15% Vs. Year Ago

Total Pending

ocila



## New Listings & Current Contracts

This month there were 228 homes newly listed for sale in Spotsylvania County compared to 241 in April 2024, a decrease of 5%. There were 202 current contracts pending sale this April compared to 187 a year ago. The number of current contracts is 8% higher than last April.

> 100.24 AU9-24 ocr2A Decila

AQ1-2A

nec?? ;e0:24





In April, the average sale price in Spotsylvania County was 99.7% of the average list price, which is similar compared to a year ago.

In April, there was 2.1 months of supply available in Spotsylvania County, compared to 1.8 in April 2024. That is an increase of 15%

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

New Listings & Current Contracts

-

Number of New Listings

inventory available at the current rate of demand.

## **Days On Market**

This month, the average number of days on market was 23, lower than the average last year, which was 24, a decrease of 4%.



103%

102%

101%

100%

99%

98% 97%

96%

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