

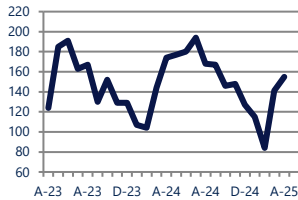
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **SPOTSYLVANIA COUNTY HOUSING MARKET**

APRIL 2025

Units Sold

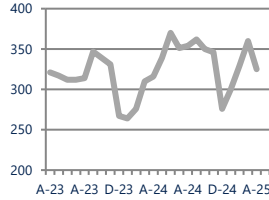
155



Down -11%
Vs. Year Ago

Active Inventory

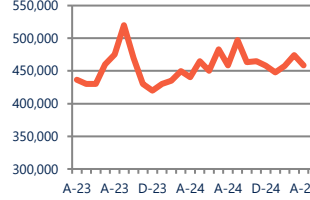
325



Up 3%
Vs. Year Ago

Median Sale Price

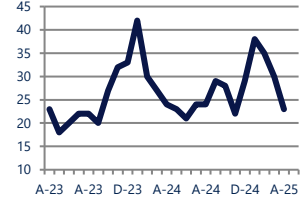
\$458,400



Up 4%
Vs. Year Ago

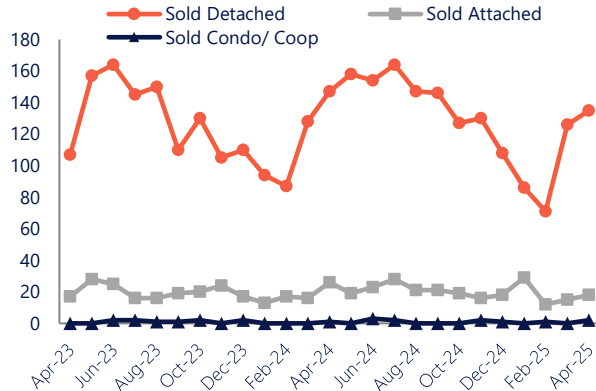
Days On Market

23



Down -4%
Vs. Year Ago

Units Sold*



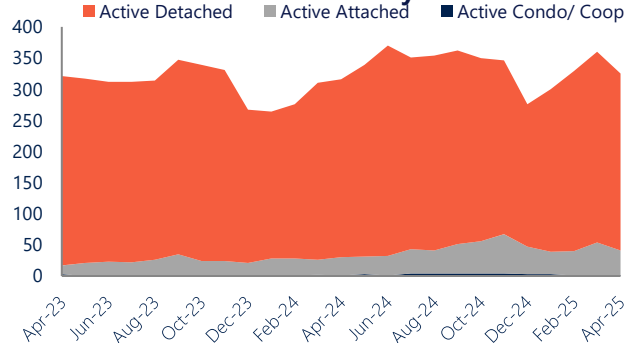
Units Sold

There was an increase in total units sold in April, with 155 sold this month in Spotsylvania County versus 141 last month, an increase of 10%. This month's total units sold was lower than at this time last year, a decrease of 11% versus April 2024.

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%.

Active Inventory*



Median Sale Price



Median Sale Price

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.

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

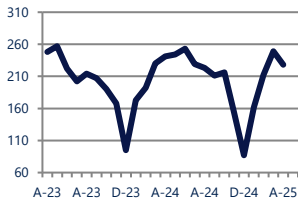
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FOCUS ON: **SPOTSYLVANIA COUNTY HOUSING MARKET**

APRIL 2025

New Listings

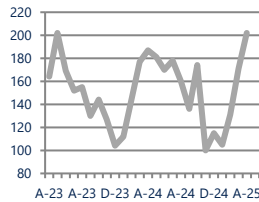
228



Down -5%
Vs. Year Ago

Current Contracts

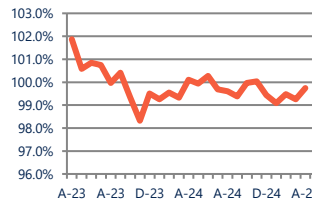
202



Up 8%
Vs. Year Ago

Sold Vs. List Price

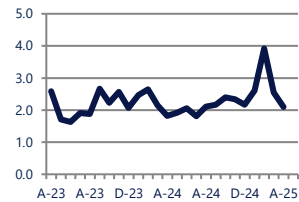
99.7%



No Change
Vs. Year Ago

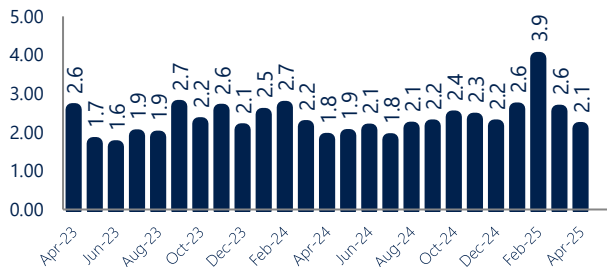
Months of Supply

2.1



Up 15%
Vs. Year Ago

Months Of Supply



Months of Supply

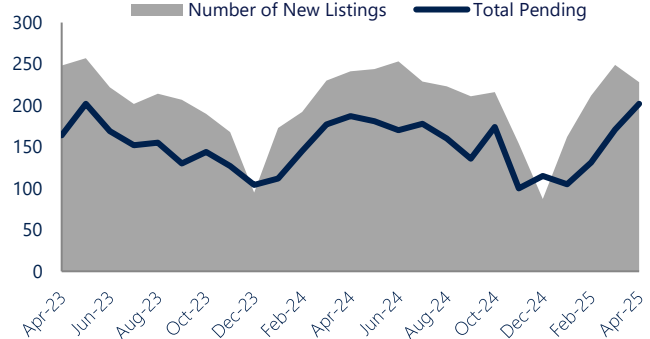
In April, there was 2.1 months of supply available in Spotsylvania County, compared to 1.8 in April 2024. That is an increase of 15% versus a year ago.

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.

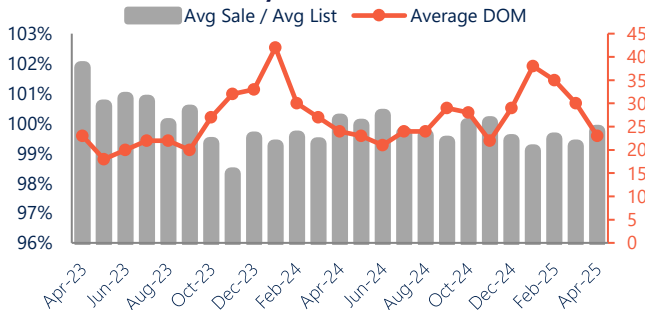
New Listings & Current Contracts

This month there were 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.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

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.

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%.