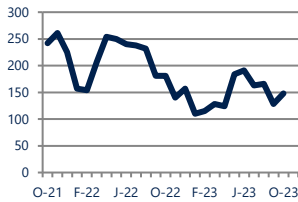




Units Sold

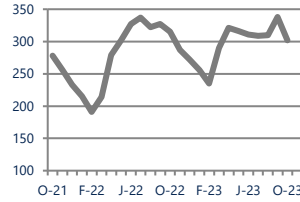
148



Down -18%
Vs. Year Ago

Active Inventory

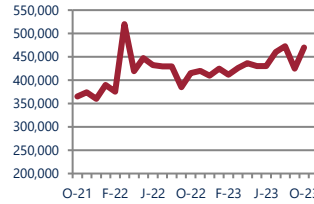
302



Down -4%
Vs. Year Ago

Median Sale Price

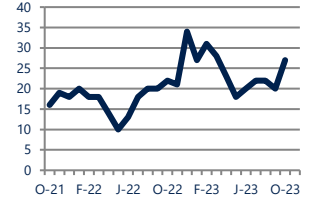
\$470,000



Up 13%
Vs. Year Ago

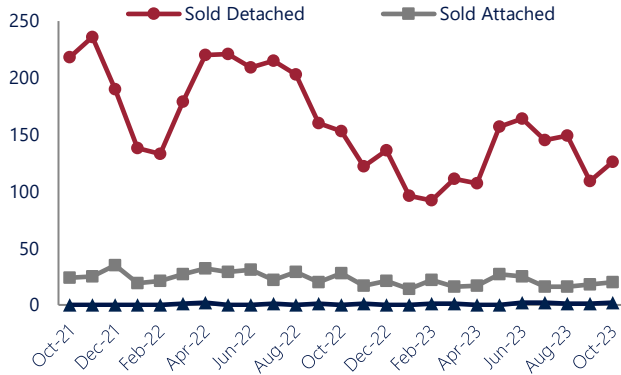
Days On Market

27



Up 23%
Vs. Year Ago

Units Sold*



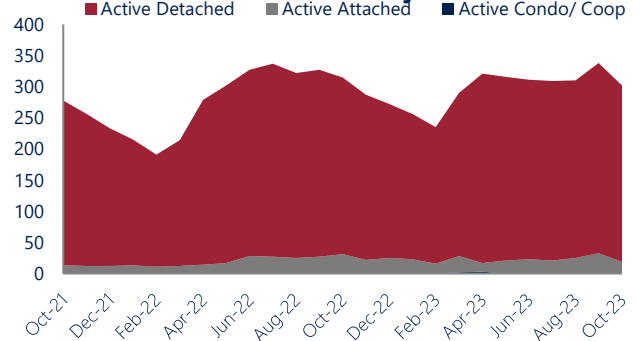
Units Sold

There was an increase in total units sold in October, with 148 sold this month in Spotsylvania County versus 128 last month, an increase of 16%. This month's total units sold was lower than at this time last year, a decrease of 18% versus October 2022.

Active Inventory

Versus last year, the total number of homes available this month is lower by 13 units or 4%. The total number of active inventory this October was 302 compared to 315 in October 2022. This month's total of 302 is lower than the previous month's total supply of available inventory of 338, a decrease of 11%.

Active Inventory*



Median Sale Price



Median Sale Price

Last October, the median sale price for Spotsylvania County Homes was \$415,000. This October, the median sale price was \$470,000, an increase of 13% or \$55,000 compared to last year. The current median sold price is 11% higher than in September.

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



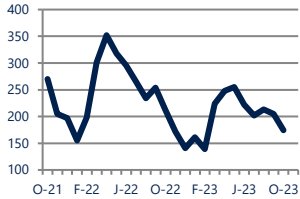
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS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

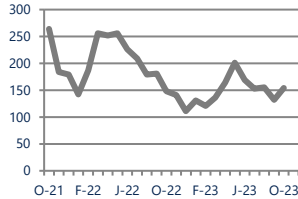
174



Down -18%
Vs. Year Ago

Current Contracts

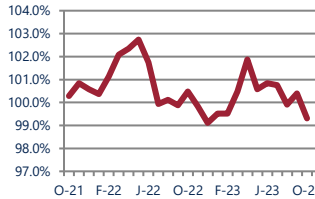
154



Up 4%
Vs. Year Ago

Sold Vs. List Price

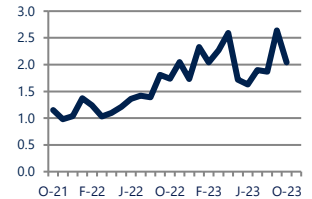
99.3%



Down -1.2%
Vs. Year Ago

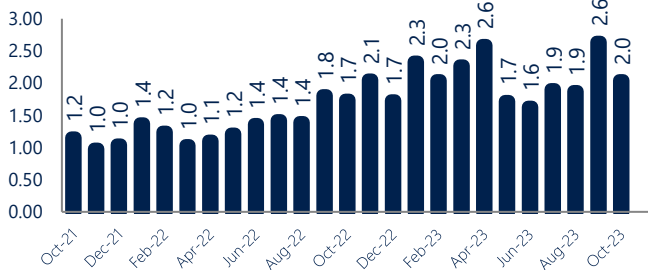
Months of Supply

2.0



Up 17%
Vs. Year Ago

Months Of Supply



Months of Supply

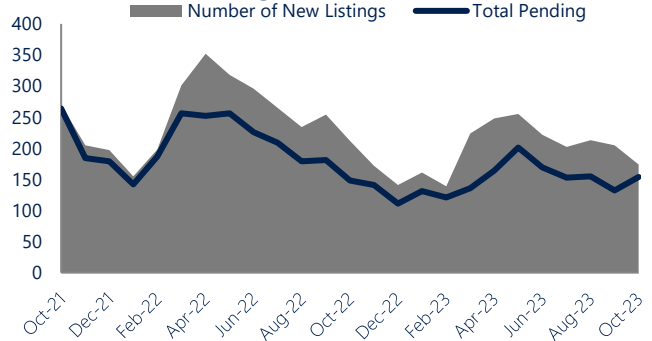
In October, there was 2.0 months of supply available in Spotsylvania County, compared to 1.7 in October 2022. That is an increase of 17% versus a year ago.

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.

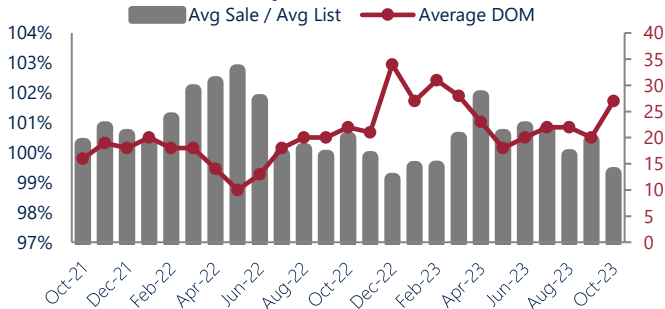
New Listings & Current Contracts

This month there were 174 homes newly listed for sale in Spotsylvania County compared to 212 in October 2022, a decrease of 18%. There were 154 current contracts pending sale this October compared to 148 a year ago. The number of current contracts is 4% higher than last October.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In October, the average sale price in Spotsylvania County was 99.3% of the average list price, which is 1.2% lower than at this time last year.

Days On Market

This month, the average number of days on market was 27, higher than the average last year, which was 22, an increase of 23%.



*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.

