

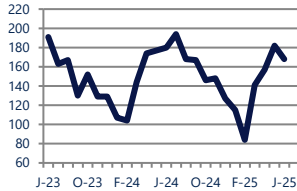
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **SPOTSYLVANIA COUNTY HOUSING MARKET**

JUNE 2025

Units Sold

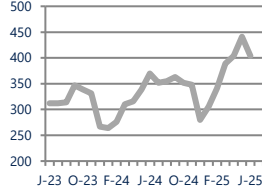
168



Down -7%
Vs. Year Ago

Active Inventory

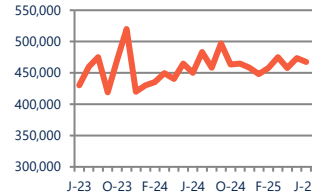
404



Up 9%
Vs. Year Ago

Median Sale Price

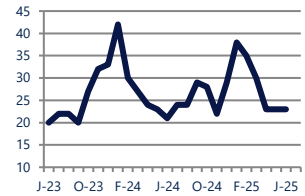
\$467,500



Up 4%
Vs. Year Ago

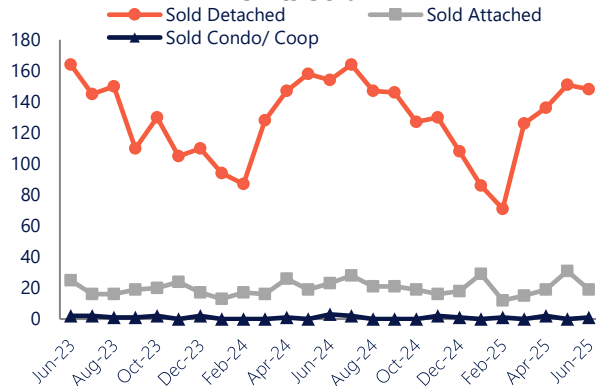
Days On Market

23



Up 10%
Vs. Year Ago

Units Sold*



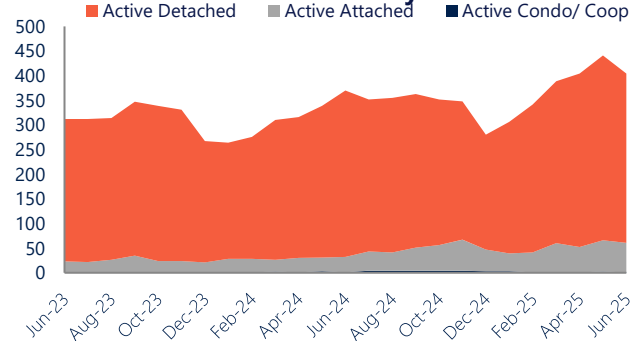
Units Sold

There was a decrease in total units sold in June, with 168 sold this month in Spotsylvania County versus 182 last month, a decrease of 8%. This month's total units sold was lower than at this time last year, a decrease of 7% versus June 2024.

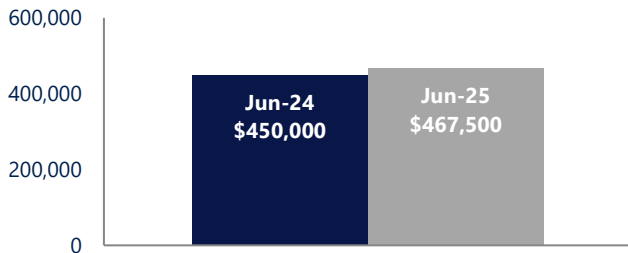
Active Inventory

Versus last year, the total number of homes available this month is higher by 34 units or 9%. The total number of active inventory this June was 404 compared to 370 in June 2024. This month's total of 404 is lower than the previous month's total supply of available inventory of 441, a decrease of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Spotsylvania County Homes was \$450,000. This June, the median sale price was \$467,500, an increase of 4% or \$17,500 compared to last year. The current median sold price is 1% lower than in May.

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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*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.



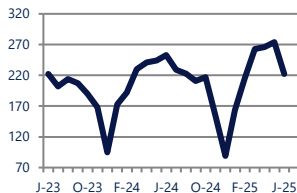
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **SPOTSYLVANIA COUNTY HOUSING MARKET**

JUNE 2025

New Listings

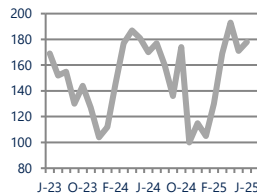
222



Down -12%
Vs. Year Ago

Current Contracts

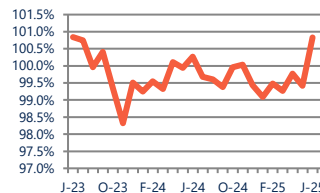
178



Up 5%
Vs. Year Ago

Sold Vs. List Price

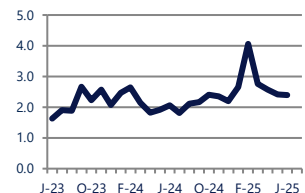
100.8%



Up 0.6%
Vs. Year Ago

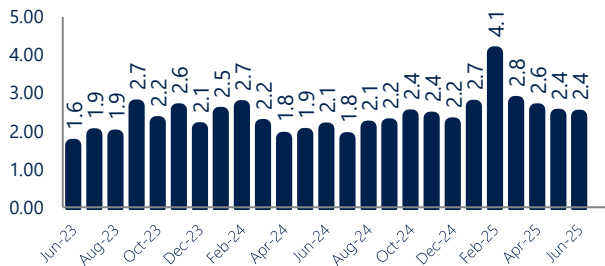
Months of Supply

2.4



Up 17%
Vs. Year Ago

Months Of Supply



Months of Supply

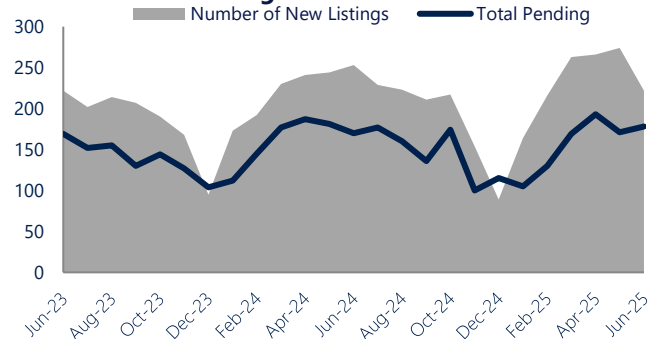
In June, there was 2.4 months of supply available in Spotsylvania County, compared to 2.1 in June 2024. That is an increase of 17% versus a year ago.

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.

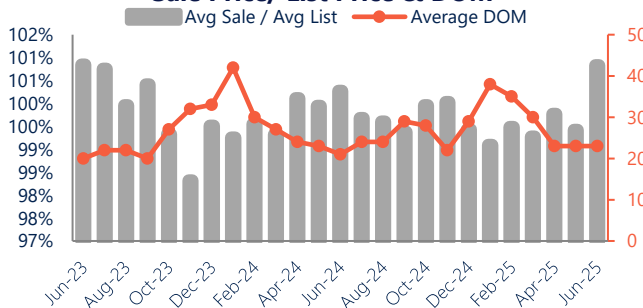
New Listings & Current Contracts

This month there were 222 homes newly listed for sale in Spotsylvania County compared to 253 in June 2024, a decrease of 12%. There were 178 current contracts pending sale this June compared to 170 a year ago. The number of current contracts is 5% higher than last June.

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 100.8% of the average list price, which is 0.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 23, higher than the average last year, which was 21, an increase of 10%.