

April 2017

Spotsylvania County, VA

Sold Summary

	Apr 2017	Apr 2016	% Change
Sold Dollar Volume	\$57,327,149	\$50,600,147	13.29%
Avg Sold Price	\$297,032	\$270,589	9.77%
Median Sold Price	\$273,495	\$245,000	11.63%
Units Sold	193	187	3.21%
Avg Days on Market	63	88	-28.41%
Avg List Price for Solds	\$301,525	\$275,913	9.28%
Avg SP to OLP Ratio	97.4%	95.4%	2.10%
Ratio of Avg SP to Avg OLP	97.3%	95.0%	2.46%
Attached Avg Sold Price	\$198,959	\$174,199	14.21%
Detached Avg Sold Price	\$304,115	\$277,791	9.48%
Attached Units Sold	13	13	0.00%
Detached Units Sold	180	174	3.45%

Notes:

- SP = Sold Price
- OLP = Original List Price
- LP = List Price (at time of sale)
- Garage/Parking Spaces are not included in Detached/Attached section totals.

Inventory

	Apr 2017	Apr 2016	% Change
Active Listings	547	602	-9.14%
New Listings	357	367	-2.72%
New Under Contracts	127	134	-5.22%
New Contingents	144	135	6.67%
New Pendings	271	269	0.74%
All Pendings	441	452	-2.43%

Financing (Sold)

Assumption	0
Cash	15
Conventional	58
FHA	53
Other	20
Owner	0
VA	47

Days on Market (Sold)

0	7
1 to 10	58
11 to 20	28
21 to 30	21
31 to 60	20
61 to 90	18
91 to 120	10
121 to 180	16
181 to 360	10
361 to 720	4
721+	1

Sold Detail

Price Ranges	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR		All	Residential		Condo/Coop
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0	1	4	0
\$50K to \$99,999	0	0	1	0	0	0	0	1	0	0
\$100K to \$149,999	1	0	5	0	0	0	0	9	0	0
\$150K to \$199,999	0	3	13	5	5	0	0	12	7	1
\$200K to \$299,999	4	0	38	5	36	0	0	118	21	0
\$300K to \$399,999	0	0	12	0	35	0	0	142	5	0
\$400K to \$499,999	0	0	4	0	16	0	0	91	0	0
\$500K to \$599,999	0	0	1	0	4	0	0	55	0	0
\$600K to \$799,999	0	0	0	0	5	0	0	44	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	21	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0	14	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	1	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	5	3	74	10	101	0	0	509	37	1
Avg Sold Price	\$203,880	\$166,917	\$254,006	\$208,572	\$345,791	\$0	\$0			
Prev Year - Avg Sold Price	\$312,311	\$144,500	\$231,281	\$158,891	\$310,458	\$265,588	\$0			
Avg Sold % Change	-34.72%	15.51%	9.83%	31.27%	11.38%	0.00%	0.00%			
Prev Year - # of Solds	9	1	72	10	93	2	0			

Active Detail