

2025

Spotsylvania County, VA

Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$967,750,043	\$945,881,726	2.31%
Avg Sold Price	\$520,323	\$504,369	3.16%
Median Sold Price	\$461,064	\$450,000	2.46%
Units Sold	1,850	1,871	-1.12%
Avg Days on Market	28	25	12.00%
Avg List Price for Solds	\$523,674	\$505,819	3.53%
Avg SP to OLP Ratio	98.5%	99.1%	-0.61%
Ratio of Avg SP to Avg OLP	98.1%	98.6%	-0.49%
Attached Avg Sold Price	\$394,136	\$378,921	4.02%
Detached Avg Sold Price	\$544,777	\$523,210	4.12%
Attached Units Sold	300	246	21.95%
Detached Units Sold	1,550	1,624	-4.56%

Financing (Sold)

Assumption	7
Cash	223
Conventional	815
FHA	342
Other	10
Owner	0
VA	421

Days on Market (Sold)

0	54
1 to 10	693
11 to 20	242
21 to 30	185
31 to 60	306
61 to 90	150
91 to 120	93
121 to 180	71
181 to 360	45
361 to 720	11
721+	0

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.

Sold Detail

Price Ranges	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	1	0	0	0	0
\$100K to \$149,999	1	0	2	0	0	0	0
\$150K to \$199,999	0	0	3	0	0	0	0
\$200K to \$299,999	17	11	34	16	5	1	2
\$300K to \$399,999	13	43	207	86	75	13	4
\$400K to \$499,999	4	7	214	71	248	37	1
\$500K to \$599,999	7	1	62	0	252	6	0
\$600K to \$799,999	2	0	26	0	230	0	0
\$800K to \$999,999	0	0	9	0	70	0	0
\$1M to \$2,499,999	1	0	3	0	60	0	0
\$2.5M to \$4,999,999	0	0	0	0	4	1	0
\$5,000,000+	0	0	0	0	0	0	0
<b>Total</b>	45	62	561	173	944	58	7
Avg Sold Price	\$379,775	\$349,567	\$429,984	\$380,740	\$621,024	\$488,213	\$340,484
Prev Year - Avg Sold Price	\$342,835	\$332,050	\$419,352	\$380,164	\$602,227	\$426,880	\$368,070
Avg Sold % Change	10.77%	5.28%	2.54%	0.15%	3.12%	14.37%	-7.49%
Prev Year - # of Solds	58	58	620	126	946	55	7