

## January thru February 2025 YTD

22551, Spotsylvania, VA

### Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$16,229,034	\$22,022,295	-26.31%
Avg Sold Price	\$484,640	\$536,599	-9.68%
Median Sold Price	\$423,000	\$442,500	-4.41%
Units Sold	33	40	-17.50%
Avg Days on Market	43	45	-4.44%
Avg List Price for Solds	\$491,788	\$550,557	-10.67%
Avg SP to OLP Ratio	95.9%	95.5%	0.44%
Ratio of Avg SP to Avg OLP	95.7%	94.1%	1.72%
Attached Avg Sold Price	\$408,777	\$0	0%
Detached Avg Sold Price	\$487,011	\$536,599	-9.24%
Attached Units Sold	1	0	0%
Detached Units Sold	32	40	-20.00%

### Financing (Sold)

Assumption	0
Cash	8
Conventional	9
FHA	6
Other	0
Owner	0
VA	7

### Days on Market (Sold)

0	1
1 to 10	6
11 to 20	1
21 to 30	3
31 to 60	11
61 to 90	4
91 to 120	2
121 to 180	3
181 to 360	2
361 to 720	0
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

### Active 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	0	0	0
\$50K to \$99,999	0	0	1	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	1	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	0	0	0	0
\$200K to \$299,999	0	0	2	0	0	0	0	2	0	0
\$300K to \$399,999	0	0	4	0	4	0	0	7	0	0
\$400K to \$499,999	0	0	3	1	5	0	0	6	6	0
\$500K to \$599,999	0	0	1	0	2	0	0	5	0	0
\$600K to \$799,999	0	0	1	0	7	0	0	26	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	9	0	0
\$1M to \$2,499,999	0	0	0	0	1	0	0	3	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	1	1	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	0	0	13	1	19	0	0	59	7	0
Avg Sold Price	\$0	\$0	\$368,576	\$408,777	\$568,045	\$0	\$0			
Prev Year - Avg Sold Price	\$272,500	\$0	\$369,004	\$0	\$731,994	\$0	\$0			
Avg Sold % Change	0.00%	0.00%	-0.12%	0.00%	-22.40%	0.00%	0.00%			
Prev Year - # of Solds	2	0	19	0	19	0	0			