



2023

ANNUAL REVIEW

SALEM FIELDS

REAL ESTATE REPORT



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TABLE OF CONTENTS

SALEM FIELDS REAL ESTATE REPORT 2023 YEAR END REVIEW

Introduction	3
The Glen	4-7
Brookfield	8-11
Townhomes	12-14
Stonefield	15-17
The Villas	18-20
Bio Page	21





INTRODUCTION

SALEM FIELDS REAL ESTATE REPORT 2023 YEAR END REVIEW

This market report provides a comprehensive review of housing market performance in Salem Fields for YR2023. In the report is useful real estate statistics and data based specifically on Salem Fields community and a detailed breakdown of each type of home. Some of the stats you will find in the report are the average sold price per home type, # of homes sold, average days a home is on the market and a glance at year over year changes in our market.

of Homes
TOTAL
1,258

of Homes
SOLD in 2023
64

THE GLEN
410
HOMES

BROOKFIELD
211
HOMES

TOWNHOMES
287
HOMES

\$475,000
AVG PRICE

\$496,000
AVG PRICE

\$350,000
AVG PRICE

STONEFIELD
74
HOMES

THE VILLAS
276
HOMES

\$400,000
AVG PRICE

\$355,000
AVG PRICE





REAL ESTATE REPORT 2023 YEAR END REVIEW

NUMBER OF HOMES: 410

PRICE RANGE: LOW: \$392,000 | HIGH: \$540,000



SALEM FIELDS



SALEM FIELDS

REAL ESTATE REPORT | 2023 ANNUAL REVIEW | **THE GLEN**



Overview

The Glen is a section of the Salem Fields community, with 410 single family homes and encompasses the **Hot Spring Lane** loop and side streets. The Glen section consists of homes that are similar in size, style, age, and lot size. Most homes feature 3-4 bedrooms & 2.5 bathrooms, with 1,502-2,724 sq. ft. of finished space; homes with finished basements increase space to 2,276 - 3,378SF and some with +1BR and +1BA. During the year 2023, homes in The Glen have sold for **\$392,000- \$540,000**, averaging in the mid \$400s.

- **Prices increased by 3.2% in 2023** to an avg. of \$475,000 (increase of \$15,000 compared to 2022).
- Over **82% of homes were sold at or above listing price!**
- **70% of homes sold in less than 10 days.** Salem Fields is a highly sought after community; Homes are in high demand!
- Inventory remains low throughout the community while prices continue to increase year over year.



Home Specs

 **Size: 1,502-2,724 SF**
finished space above grade

 **Bedrooms: 3-4BR**

 **Baths: 2.5BA**

Price: \$392,000-540,000

YR2023 MARKET STATISTICS

Real Estate | **THE GLEN**


\$475,000
AVG HOME PRICE SOLD
YR2023


23
HOMES SOLD
YR2023


7 DOM
AVG DAYS ON MARKET
YR2023

 **3.2% INCREASE**
COMPARED TO 2022
(AVG Price YR2022: \$460,000)

NO CHANGE
COMPARED TO 2022
(23 Homes sold in 2022)

1 DAY INCREASE 
COMPARED TO 2022
(Avg. 6 Days on Market in 2022)

SALEM FIELDS

REAL ESTATE REPORT | 2023 ANNUAL REVIEW | **THE GLEN**



STATS PER HOME TYPE/FLOOR PLAN | YR2023

THE GLEN section of Salem Fields features 7 different home models each with different floor plans and designs. Each floor plan is unique, with different layouts, sizes, #of bedrooms etc. The homes in The Glen are all similar in age and were built between 2001-2005. In the section below we provide a detailed overview of each of **the most common models/floor plans** and provide details on homes that sold in 2023.

There are homes/floor plans that are found on Zenith Ct, Yeoman, N Dewey and S. Dewey that are not as common as the home listed below.



1
SQ. FT.: 2,236-2,250 SF
Bedrooms: 4BR
Bathrooms: 2.5BA
Avg. Price: \$476,000 (YR2022)
Sold: 6 sold in 2023

Model/Floor Plan #1: This is the largest floor plan in The Glen with 2,236-2,250SF finished above grade, 4BR & 2.5BA. The basement is 1,128SF (**total size: 3,378SF**) and when finished could add +1 bath and +1 bedroom.

LOW: \$435,000 | HIGH: \$515,000



2
SQ. FT.: 1,968-1,980 SF
Bedrooms: 4BR
Bathrooms: 2.5BA
Avg. Price: \$460,000 (YR2022)
Sold: 1 sold in 2023

Model/Floor Plan #2: This is the 2nd largest floor plan with over 1,960SF finished above grade, with 4BR & 2.5BA. The basement is 984SF (**total size: 2,952SF**) and when finished could add +1 bath & +1 bedroom.

LOW: \$415,000 | HIGH: \$497,500



3
SQ. FT.: 1,928 SF
Bedrooms: 4BR
Bathrooms: 2.5BA
Avg. Price: \$468,000 (YR2022)
Sold: 2 sold in 2023

Model/Floor Plan #3: This is the 3rd largest floor plan with 1,928SF finished above grade, with 4BR & 2.5BA. This model features a bay window in the front. The basement is 956SF (**total size: 2,884SF**) and when finished could add +1 bath & +1BR.

LOW: \$463,400 | HIGH: \$469,900



4
SQ. FT.: 1,502 SF
Bedrooms: 3BR
Bathrooms: 2.5BA
Avg. Price: \$405,000 (YR2022)
Sold: 4 sold in 2022

Model/Floor Plan #4: This is smallest floor plan with 1,502SF finished above grade, with 3BR & 2.5BA. The basement is 774SF (**total size: 2,276SF**) and when finished will could +1 bath & +1BR.

LOW: \$412,500 | HIGH: \$447,000



5
SQ. FT.: 1,680-1,912 SF
Bedrooms: 4BR
Bathrooms: 2.5BA
Avg. Price: \$402,000 (YR2022)
Sold: 3 sold in 2023

Model/Floor Plan #5: This is the 4th largest floor plan with 1,680 -1,912SF finished above grade, with 4BR & 2.5BA. The basement is 966SF (**total size: 2,884SF**) and when finished could add +1 bath & +1BR.

LOW: \$392,000 | HIGH: \$449,900



SALEM FIELDS

REAL ESTATE REPORT | 2023 ANNUAL REVIEW | **THE GLEN**



HIGHEST PRICED HOME SOLD | 2023

6909 YEOMAN CT. | \$540,000 | SOLD 07/24/2023

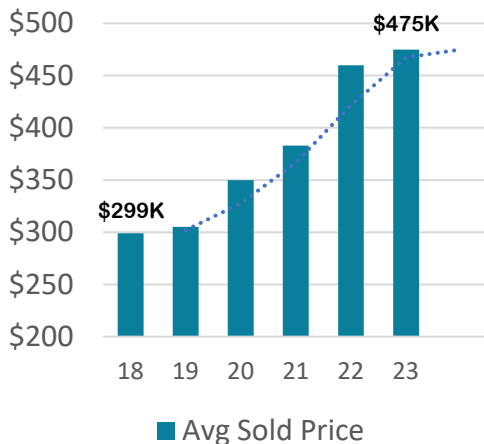
SQ. FT.:	2,724 SF	Bedrooms:	5BR
Basement:	1,374 SF	Bathrooms:	3.5BA
Total SF:	4,098 SF	DOM:	7 Days

Features 4BRs & 2BAs on second floor, as well as a fully finished basement with an additional +1BR & +1BA. Upgrades include gourmet kitchen finishes, luxury hardwood flooring new light fixtures, trex deck and stamped concrete patio. **This home was also the highest priced home sold in 2023!**

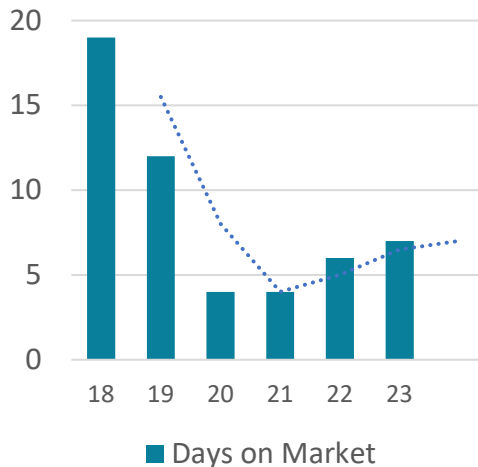


HOME SALE STATISTICS 2018-2023

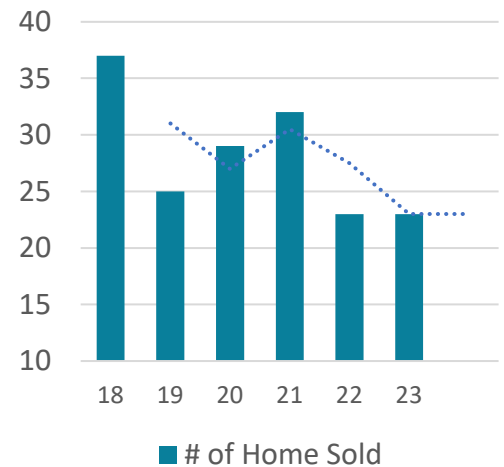
Avg Sold Price



Days of Market



of Homes Sold



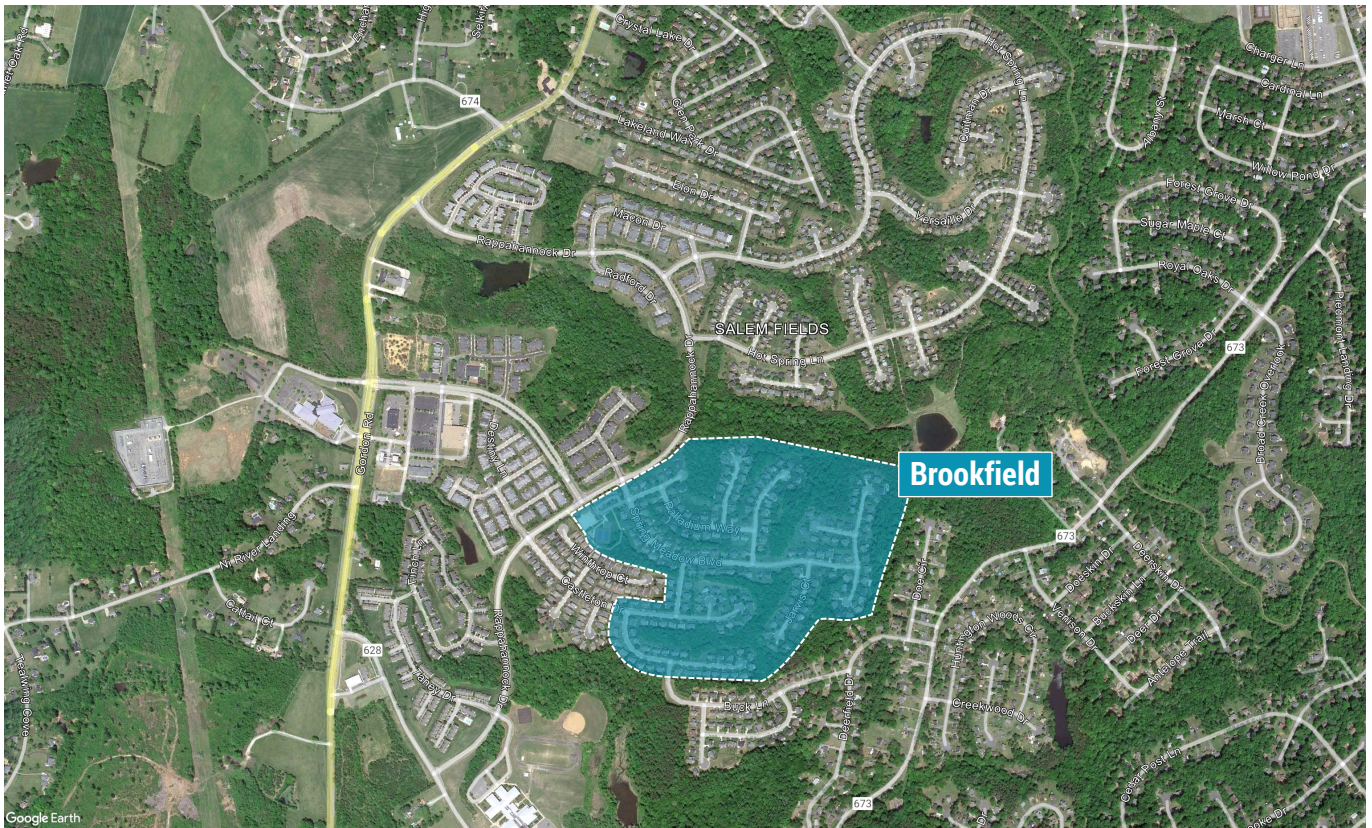


Brookfield

**REAL ESTATE REPORT
2023 YEAR END REVIEW**

NUMBER OF HOMES: 211 HOMES

PRICE RANGE: LOW: \$469,000 | HIGH: \$535,000



SALEM FIELDS



SALEM FIELDS

REAL ESTATE REPORT | 2023 ANNUAL REVIEW | **BROOKFIELD**




Overview

The Brookfield section of Salem Fields features larger single-family detached homes. There are a total of **211 homes in Brookfield**. The homes range in size and design from 3-6 bedrooms, 3-5 baths, and are between 2,500-2,856 sq. ft. of finished living space above grade. Each home also includes a basement as well as garages.

- In YR2022, prices of homes sold ranged from **\$469,999 - \$535,000**
- 8 Homes sold in Brookfield in 2023; **87.5% of homes sold at or above asking price**
- **Prices decreased by less than 1%** in 2023 (compared to 2022). Decrease can be attributed to the decline in inventory sold in Brookfield, as well as the quality of home sold; highest priced home sold in 2022 for \$565,000
- **62.5% of homes sold in less than 10 days**



Home Specs

 **Size: 2,500-2,856 SF**
(w/basement: 3,600 – 4,300 sq. ft.)

 **Bedrooms: 3-6BR**

 **Baths: 3-5BA**

YR2023 MARKET STATISTICS

Real Estate | Brookfield



\$496,000

AVG HOME PRICE SOLD
YR2023



8

HOMES SOLD
YR2023



11 DOM

AVG DAYS ON MARKET
YR2023



0.6% DECREASE

COMPARED TO 2022
(AVG Price YR2021: \$499,000)



5 LESS HOMES SOLD

COMPARED TO 2022
(13 Homes sold in 2022)



4 DAY INCREASE

COMPARED TO 2022
(Avg. 7 Days on Market in 2022)



SALEM FIELDS

REAL ESTATE REPORT | 2023 ANNUAL REVIEW | BROOKFIELD

STATS PER HOME TYPE/FLOOR PLAN | YR2023

The Brookfield section of features the largest variety of homes in Salem Fields. There are over 11 different floor plans/home styles that were originally constructed by 6+ builders. These builders include **Travillian Homes, J. Hall, Lee's Hill Construction, Marlin Homes, Spear Builders, HOWCO, and Worman.**



Builder: Lee's Hill Construction
Model: Blandfield
SQ. FT.: 2,796 SF
Basement: 1,448 SF
Total SF: 4,244 SF
Bedrooms: 5BR
Bathrooms: 3BA



Builder: Travillian Homes
Model: Harrisonburg
SQ. FT.: 2,648 SF
Basement: 1,096 SF
Total SF: 3,744 SF
Bedrooms: 4BR
Bathrooms: 2.5BA



Builder: Marlin Homes
Model: The Wrightsville
SQ. FT.: 2,568 SF
Basement: 1,056 SF
Total SF: 3,624 SF
Bedrooms: 4BR
Bathrooms: 2.5BA



Builder: Lee's Hill Construction
Model: Westover
SQ. FT.: 2,825 SF
Basement: 1,188 SF
Total SF: 4,044 SF
Bedrooms: 4BR
Bathrooms: 2.5BA



Builder: Spear Builders
Model: Carlette III
SQ. FT.: 3,238 SF
Basement: 1,508 SF
Total SF: 4,746 SF
Bedrooms: 4BR
Bathrooms: 2.5BA



Builder: J Hall
Model: N/A
SQ. FT.: 2,806 SF
Basement: 1,494 SF
Total SF: 4,300 SF
Bedrooms: 4BR
Bathrooms: 2.5BA

SALEM FIELDS

REAL ESTATE REPORT | 2023 ANNUAL REVIEW | **BROOKFIELD**



HIGHEST PRICED HOME SOLD | 2023



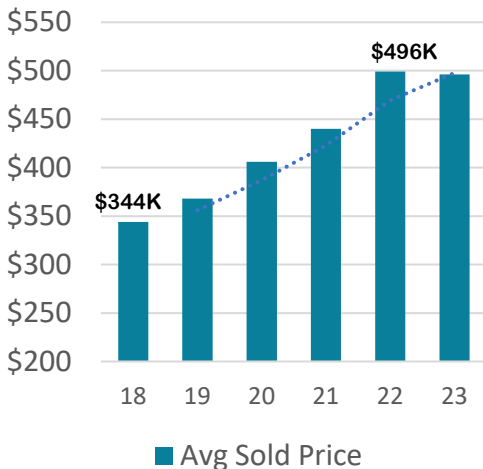
11014 Copeland Ct. | **\$535,000** | **SOLD** 10/20/2023

SQ. FT.:	2,796 SF	Bedrooms:	6BR
Basement:	1,448 SF	Bathrooms:	4 Full BA
Total SF:	4,244 SF	DOM:	23 Days

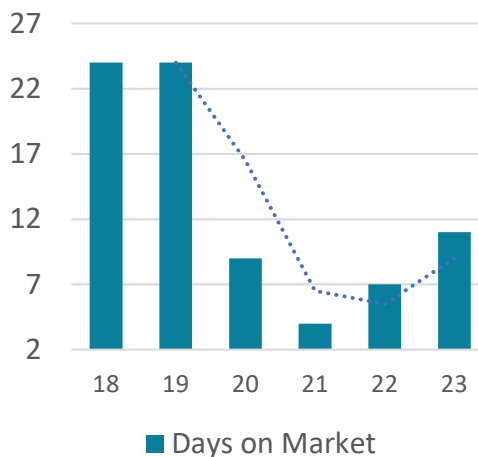
Features a primary bedroom and bath on 1st floor, 4BRs & 2BAs on second floor, as well as a fully finished basement with an additional +1BR & +1BA. Upgrades include gourmet kitchen with quartz countertops and new stainless steel appliances, all new carpet and hardwood flooring, upgraded bathrooms and more.

HOME SALE STATISTICS 2018-2023

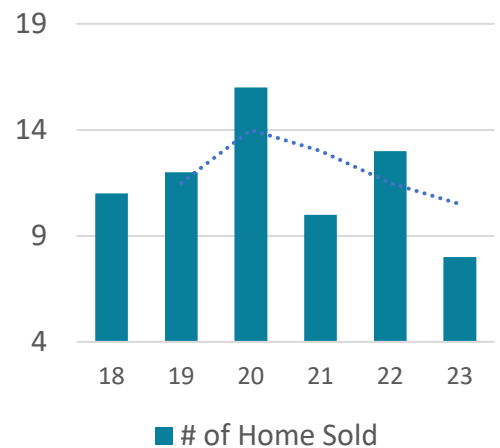
Avg Sold Price



Days of Market



of Homes Sold





TOWNHOMES

**REAL ESTATE REPORT
2023 YEAR END REVIEW**

NUMBER OF TOWNHOMES: 287

PRICE RANGE: LOW: \$290,000 | HIGH: \$385,000



SALEM FIELDS



SALEM FIELDS

REAL ESTATE REPORT | 2023 ANNUAL REVIEW | TOWNHOMES




Overview

There are a total of **287 townhomes** in the Salem Fields community. The townhomes are split between 2 different sections, Fairfield and Stonebridge, within Salem Fields. Most of the townhomes are similar in size, featuring 3 bedrooms, 2.5 baths, and are between 1,200-1,820 sq. ft. of finished living space above grade. Each townhome also includes below grade space (lower level or basement) which add an additional 600-840 sq. ft. of space.

- In YR2023 prices of homes sold ranged from **\$290,000 - \$385,000**
- **Prices increased by 6.9%** in 2023 (in comparison to 2021)
- 23 Townhomes sold in 2023; Slight decrease from the previous year, 26 townhomes sold in 2022
- **69.5% of townhomes sold in less than 10 days**; averaging 6 days on the market in 2023



Home Specs

 **Size: 1,200-1,694 SF**
(above grade finished sq. ft.)

 **Bedrooms: 3-4BR**

 **Baths: 2.5-3.5BA**

YR2023 MARKET STATISTICS

Real Estate | Townhomes



\$350,000

AVG HOME PRICE SOLD
YR2023



23

HOMES SOLD
YR2023



6 DOM

AVG DAYS ON MARKET
YR2023



7.4% INCREASE

COMPARED TO 2022
(AVG Price YR2022: \$326,000)



3 HOMES LESS

COMPARED TO 2022
(26 Homes sold in 2022)



1 DAY DECREASE

COMPARED TO 2022
(Avg. 7 Days on Market in 2022)



SALEM FIELDS

REAL ESTATE REPORT | 2023 ANNUAL REVIEW | TOWNHOMES



HIGHEST PRICED HOME SOLD | 2023



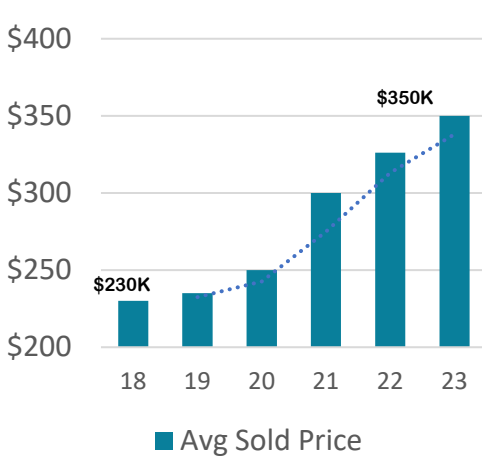
7140 Wytheville Cir. | \$385,000 | SOLD 12/26/23

SQ. FT.:	2,300 SF	Bedrooms:	3BR
Below Grade:	660 SF	Bathrooms:	2 Full 2 Half BA
Total SF:	2,960 SF	DOM:	15 Days

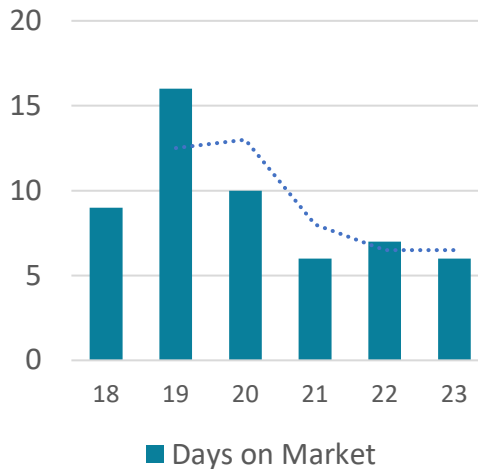
This townhome features over 2,900 sq. ft. of finished space with 3 bedrooms and 2 full, 2 half baths. Fully upgraded kitchen with new flooring, stainless steel appliances and granite countertops. Other upgrades included light fixtures, solar panes, and landscaping.

HOME SALE STATISTICS 2018-2023

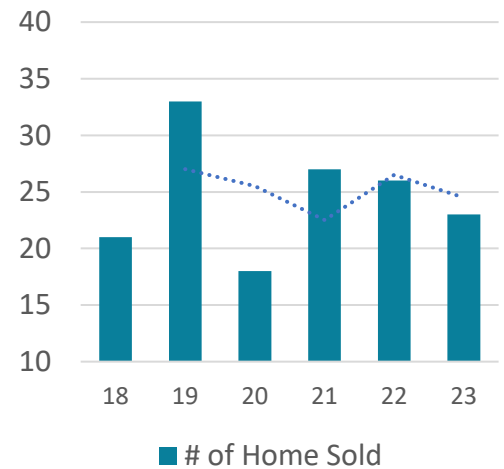
Avg Sold Price



Days of Market



of Homes Sold





Stonefield

REAL ESTATE REPORT 2023 YEAR END REVIEW

NUMBER OF HOMES: 74 HOMES

PRICE RANGE: LOW: \$395,000 | HIGH: \$405,000



SALEM FIELDS



SALEM FIELDS

REAL ESTATE REPORT | 2023 ANNUAL REVIEW | **STONEFIELD**



Overview

The Stonefield section of Salem Fields contains 1-story detached homes. Stonefield is the smallest section of the Salem Fields community with a total of **74 homes** in this section. These homes are all very similar in size with 3 bedrooms, 2 baths, and 1,690-1,782 sq. ft. of finished living space.

- In YR2023 prices of homes sold ranged from **\$395,000-\$405,000** (compared to a range of \$338,000-\$380,000 in 2022)
- **Prices increased by 11.4%** in 2023 to an average of \$400,000 (in comparison to 2022 average of \$359,000)
- **2 Homes sold in 2023**; Down from 2022 where 6 homes sold
- The 2 homes sold in 2023 sold at or above asking price; The highest priced home sold for \$30K over asking



Home Specs

 **Size: 1,690-1,782 SF**
(no basement)

 **Bedrooms: 3BR**

 **Baths: 2BA**

YR2023 MARKET STATISTICS

Real Estate | **STONEFIELD**



\$400,000

AVG HOME PRICE SOLD
YR2023



2

HOMES SOLD
YR2023



10 DOM

AVG DAYS ON MARKET
YR2023



11.4% INCREASE

COMPARED TO 2022
(AVG Price YR2022: \$359,000)



4 HOMES LESS

COMPARED TO 2022
(6 Homes sold in 2022)



3 DAY INCREASE

COMPARED TO 2022
(Avg. 7 Days on Market in 2022)



SALEM FIELDS

REAL ESTATE REPORT | 2023 ANNUAL REVIEW | **STONEFIELD**



HIGHEST PRICED HOME SOLD | 2023

11106 Williamsburg Ct. | \$405,000 | SOLD 04/28/2023

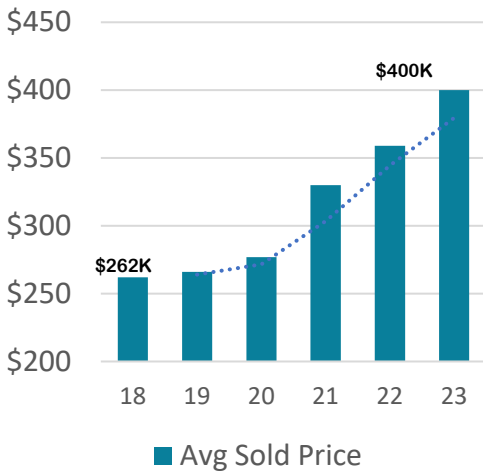
SQ. FT.:	1,690 SF	Bedrooms:	3BR
Basement:	NO	Bathrooms:	2 Full BA
Total SF:	1,690 SF	DOM:	6 Days

Fully renovated one level home featuring 3BR and 2 full baths. Upgraded finishes throughout with new flooring, upgraded kitchen, new paint and more.

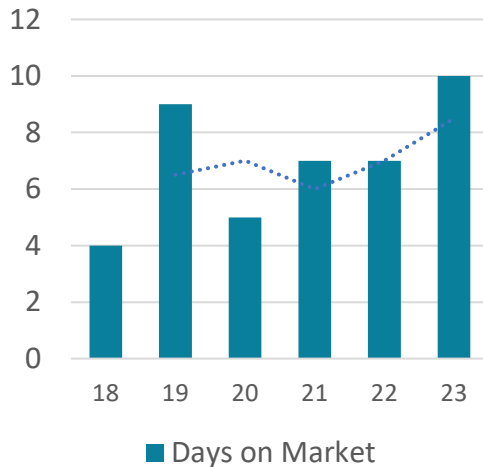


STATISTICS 2018-2023

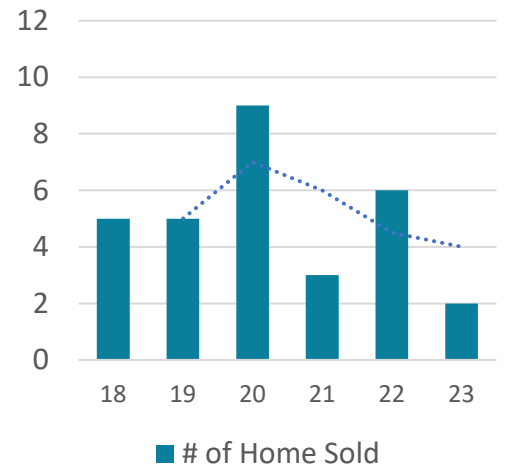
Avg Sold Price



Days of Market



of Homes Sold





SALEM FIELDS

REAL ESTATE REPORT | 2023 ANNUAL REVIEW

NUMBER OF VILLAS: 276 HOMES

PRICE RANGE: LOW: \$330,000 | HIGH: \$380,000



SALEM FIELDS

REAL ESTATE REPORT | 2023 ANNUAL REVIEW | THE VILLAS



Overview

The Villas in Salem Fields contains are 1-story attached homes featuring 2 bedrooms, 2 full baths, and 1,857 sq. ft. of finished living space. There are a total of 276 villas in Salem Fields which are split between 4 different sections throughout the community.

- In YR2023 prices of homes sold ranged from **\$330,000 - \$380,000** (compared to 2022 range of \$305,000-\$370,000)
- **Prices increased by 1.4%** in 2023 (in comparison to 2022);
- **57% sold at or above asking price** (4 of 7)
- 57% of these homes sold in less than 10 days in 2023
- The highest priced home sold in 2023 sold for \$380,000 (\$10,000 over asking price)



Home Specs



Size: 1,827 SF
(no basement)



Bedrooms: 2BR



Baths: 2BA

YR2023 MARKET STATISTICS

Real Estate | THE VILLAS



\$355,000

AVG HOME PRICE SOLD
YR2023



7

HOMES SOLD
YR2023



7 DOM

AVG DAYS ON MARKET
YR2023



1.4% INCREASE

COMPARED TO 2022
(AVG Price YR2022: \$350,000)



10 HOMES LESS

COMPARED TO 2022
(17 Homes sold in 2022)



1 DAY LESS

COMPARED TO 2022
(Avg. 8 Days on Market in 2022)



SALEM FIELDS

REAL ESTATE REPORT | 2023 ANNUAL REVIEW | THE VILLAS



HIGHEST PRICED HOME SOLD | 2023

12100 Meadow Branch Way | \$380,000 | 08/28/2023

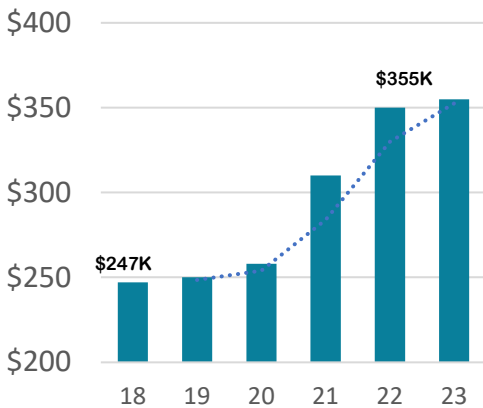
SQ. FT.:	1,857 SF	Bedrooms:	2BR
Basement:	NO	Bathrooms:	2 Full BA
Total SF:	1,857 SF	DOM:	4 Days

1-story villa – End Cap Unit featuring 2BR and 2 full bathrooms. This home features upgrade flooring throughout, fully updated kitchen with stainless steel appliances & granite countertops, as well as upgraded bathrooms.



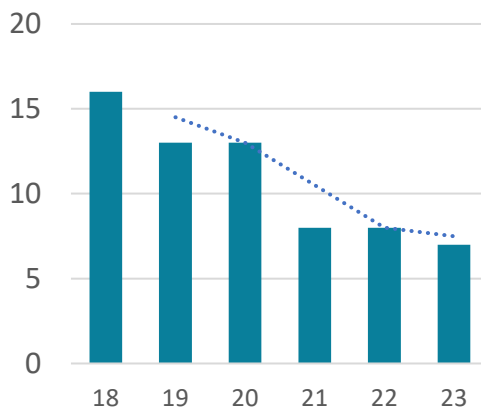
STATISTICS 2018-2023

Avg Sold Price



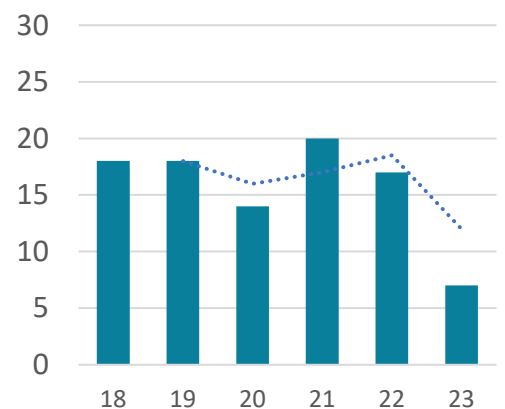
■ Avg Sold Price

Days of Market



■ Days on Market

of Homes Sold



■ # of Home Sold



CREATED BY
PATRICK A. BADEN
Your Neighborhood Realtor


BADEN
— REAL ESTATE —

SALEM FIELDS

REAL ESTATE REPORT | 2023 ANNUAL REVIEW | **BADEN BIO**



ABOUT | PATRICK BADEN

Patrick Baden is a real estate agent with Hometown Realty in Fredericksburg, Virginia. He is a driven professional who strives to provide the best results and overall experience for his clients. Baden is a native to Spotsylvania County, VA and has exponential knowledge of the local area and prides himself as a real estate market knowledge leader in the area. As a Real Estate agent with Hometown Realty, Baden will focus on working with not only residential buyers and sellers but also businesses and owners with commercial real estate transactions. My focus as a real estate agent is to not only produce results but to ensure that my clients are making the best decision for their future.

- RESIDENT OF SPOTSYLVANIA COUNTY FOR 35+ YEARS
- RESIDENT OF SALEM FIELDS SINCE 2015 – EXTENSIVE KNOWLEDGE OF THE COMMUNITY AND AS A RESIDENT I STRIVE TO GET THE HIGHEST PRICE FOR MY CLIENTS HOME
- SKILLED REAL ESTATE & MARKETING PROFESSIONAL WITH 13+ YEARS OF EXPERIENCE

ARE YOU INTERESTED IN KNOWING **HOW MUCH YOUR HOME'S EQUITY HAS INCREASED?** CONTACT ME FOR A **FREE HOME EQUITY REPORT!**



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