

June 2017

22401, Fredericksburg, VA

Sold Summary

	Jun 2017	Jun 2016	% Change
Sold Dollar Volume	\$13,428,042	\$12,799,745	4.91%
Avg Sold Price	\$362,920	\$376,463	-3.60%
Median Sold Price	\$335,000	\$329,950	1.53%
Units Sold	37	34	8.82%
Avg Days on Market	95	79	20.25%
Avg List Price for Solds	\$375,030	\$389,670	-3.76%
Avg SP to OLP Ratio	96.0%	97.4%	-1.40%
Ratio of Avg SP to Avg OLP	96.5%	101.6%	-4.96%
Attached Avg Sold Price	\$451,536	\$698,333	-35.34%
Detached Avg Sold Price	\$325,429	\$345,314	-5.76%
Attached Units Sold	11	3	266.67%
Detached Units Sold	26	31	-16.13%

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

	Jun 2017	Jun 2016	% Change
Active Listings	84	117	-28.21%
New Listings	36	57	-36.84%
New Under Contracts	22	18	22.22%
New Contingents	16	18	-11.11%
New Pendings	38	36	5.56%
All Pendings	56	58	-3.45%

Financing (Sold)

Assumption	0
Cash	6
Conventional	14
FHA	5
Other	5
Owner	0
VA	7

Days on Market (Sold)

0	1
1 to 10	6
11 to 20	6
21 to 30	1
31 to 60	6
61 to 90	8
91 to 120	0
121 to 180	3
181 to 360	4
361 to 720	2
721+	0

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	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	1	0	0	0	1	0	1	0
\$150K to \$199,999	0	1	1	0	1	0	0	1	0	0
\$200K to \$299,999	2	0	4	1	1	2	1	9	4	0
\$300K to \$399,999	0	0	3	3	7	0	0	23	3	0
\$400K to \$499,999	0	0	2	0	4	0	0	12	0	3
\$500K to \$599,999	0	0	0	0	0	0	0	6	0	2
\$600K to \$799,999	0	0	0	0	0	0	0	3	0	2
\$800K to \$999,999	0	0	0	0	0	1	0	3	1	3
\$1M to \$2,499,999	0	0	0	0	0	0	1	4	2	1
\$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	2	1	11	4	13	3	3	62	11	11
Avg Sold Price	\$242,000	\$194,000	\$293,036	\$338,723	\$365,673	\$491,500	\$647,833			
Prev Year - Avg Sold Price	\$289,667	\$90,000	\$302,678	\$385,000	\$458,211	\$0	\$1,620,000			
Avg Sold % Change	-16.46%	115.56%	-3.19%	-12.02%	-20.20%	0.00%	-60.01%			
Prev Year - # of Solds	6	1	16	1	9	0	1			

Active Detail