

November 2018

22401, Fredericksburg, VA

Sold Summary

	Nov 2018	Nov 2017	% Change
Sold Dollar Volume	\$7,152,850	\$8,461,915	-15.47%
Avg Sold Price	\$357,643	\$352,580	1.44%
Median Sold Price	\$311,700	\$285,750	9.08%
Units Sold	20	24	-16.67%
Avg Days on Market	57	71	-19.72%
Avg List Price for Solds	\$374,985	\$359,660	4.26%
Avg SP to OLP Ratio	95.3%	94.6%	0.69%
Ratio of Avg SP to Avg OLP	94.1%	98.2%	-4.20%
Attached Avg Sold Price	\$575,000	\$252,123	128.06%
Detached Avg Sold Price	\$333,492	\$386,066	-13.62%
Attached Units Sold	2	6	-66.67%
Detached Units Sold	18	18	0.00%

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

	Nov 2018	Nov 2017	% Change
Active Listings	70	70	0.00%
New Listings	27	23	17.39%
New Under Contracts	16	11	45.45%
New Contingents	10	13	-23.08%
New Pendings	26	24	8.33%
All Pendings	34	34	0.00%

Financing (Sold)

Assumption	0
Cash	2
Conventional	13
FHA	1
Other	0
Owner	0
VA	4

Days on Market (Sold)

0	0
1 to 10	1
11 to 20	3
21 to 30	2
31 to 60	7
61 to 90	3
91 to 120	2
121 to 180	2
181 to 360	0
361 to 720	0
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	1	1	0	0	0	0	0	0	2	1
\$150K to \$199,999	0	0	2	0	0	0	0	1	1	0
\$200K to \$299,999	1	0	3	0	0	0	0	11	1	0
\$300K to \$399,999	0	0	3	0	6	0	0	9	8	0
\$400K to \$499,999	0	0	0	0	1	0	0	12	2	1
\$500K to \$599,999	0	0	0	0	0	0	0	6	0	0
\$600K to \$799,999	1	0	0	0	0	0	0	2	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	4	1	0
\$1M to \$2,499,999	0	0	0	0	0	1	0	8	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	3	1	8	0	7	1	0	53	15	2
Avg Sold Price	\$409,000	\$130,000	\$271,750	\$0	\$371,693	\$1,020,000	\$0			
Prev Year - Avg Sold Price	\$234,000	\$145,000	\$308,011	\$284,928	\$480,567	\$255,000	\$257,950			
Avg Sold % Change	74.79%	-10.34%	-11.77%	0.00%	-22.66%	300.00%	0.00%			
Prev Year - # of Solds	2	1	7	3	9	1	1			

Active Detail