

2018

Colonial Beach, VA

Sold Summary

	2018	2017	% Change
Sold Dollar Volume	\$45,790,114	\$49,898,554	-8.23%
Avg Sold Price	\$209,087	\$201,204	3.92%
Median Sold Price	\$189,750	\$179,900	5.48%
Units Sold	219	248	-11.69%
Avg Days on Market	103	106	-2.83%
Avg List Price for Solds	\$216,152	\$210,258	2.80%
Avg SP to OLP Ratio	93.5%	93.1%	0.34%
Ratio of Avg SP to Avg OLP	92.9%	92.7%	0.20%
Attached Avg Sold Price	\$169,282	\$174,164	-2.80%
Detached Avg Sold Price	\$212,437	\$202,459	4.93%
Attached Units Sold	17	11	54.55%
Detached Units Sold	202	237	-14.77%

Financing (Sold)

Assumption	0
Cash	45
Conventional	78
FHA	39
Other	22
Owner	1
VA	34

Days on Market (Sold)

0	5
1 to 10	17
11 to 20	21
21 to 30	10
31 to 60	45
61 to 90	32
91 to 120	28
121 to 180	22
181 to 360	29
361 to 720	7
721+	2

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	3	0	1	0	0	0	0
\$50K to \$99,999	4	1	7	0	2	0	0
\$100K to \$149,999	12	2	9	0	4	0	3
\$150K to \$199,999	10	0	63	0	5	1	6
\$200K to \$299,999	3	0	34	2	15	1	1
\$300K to \$399,999	2	0	10	0	6	0	0
\$400K to \$499,999	0	0	2	0	4	0	0
\$500K to \$599,999	0	0	2	0	3	0	0
\$600K to \$799,999	0	0	0	0	1	0	0
\$800K to \$999,999	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	34	3	128	2	40	2	10
Avg Sold Price	\$151,225	\$116,000	\$205,252	\$246,500	\$287,459	\$202,450	\$163,190
Prev Year - Avg Sold Price	\$155,400	\$0	\$194,077	\$230,000	\$297,605	\$192,450	\$162,613
Avg Sold % Change	-2.69%	0.00%	5.76%	7.17%	-3.41%	5.20%	0.35%
Prev Year - # of Solds	45	0	156	1	36	2	8