

2018

22401, Fredericksburg, VA

Sold Summary

	2018	2017	% Change
Sold Dollar Volume	\$101,134,678	\$112,141,083	-9.81%
Avg Sold Price	\$341,671	\$334,750	2.07%
Median Sold Price	\$320,000	\$310,000	3.23%
Units Sold	296	335	-11.64%
Avg Days on Market	59	94	-37.23%
Avg List Price for Solds	\$349,685	\$343,242	1.88%
Avg SP to OLP Ratio	96.7%	95.6%	1.14%
Ratio of Avg SP to Avg OLP	96.5%	95.3%	1.23%
Attached Avg Sold Price	\$244,869	\$310,240	-21.07%
Detached Avg Sold Price	\$361,531	\$341,699	5.80%
Attached Units Sold	49	74	-33.78%
Detached Units Sold	246	261	-5.75%

Financing (Sold)

Assumption	0
Cash	41
Conventional	152
FHA	35
Other	19
Owner	3
VA	46

Days on Market (Sold)

0	4
1 to 10	29
11 to 20	47
21 to 30	34
31 to 60	91
61 to 90	35
91 to 120	22
121 to 180	20
181 to 360	12
361 to 720	2
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

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	0	0	0	0	0	0	0
\$50K to \$99,999	0	1	0	0	0	0	0
\$100K to \$149,999	5	4	7	1	2	0	5
\$150K to \$199,999	1	6	10	2	2	0	1
\$200K to \$299,999	12	3	31	9	14	3	7
\$300K to \$399,999	6	0	37	2	51	0	1
\$400K to \$499,999	1	0	11	0	30	1	0
\$500K to \$599,999	0	0	3	1	6	1	0
\$600K to \$799,999	1	0	2	0	6	0	0
\$800K to \$999,999	1	0	1	0	4	0	0
\$1M to \$2,499,999	0	0	1	0	1	1	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	27	14	103	15	116	6	14
Avg Sold Price	\$295,659	\$167,250	\$324,213	\$277,932	\$409,998	\$464,167	\$193,080
Prev Year - Avg Sold Price	\$234,532	\$152,267	\$289,169	\$302,809	\$394,302	\$388,965	\$336,663
Avg Sold % Change	26.06%	9.84%	12.12%	-8.22%	3.98%	19.33%	-42.65%
Prev Year - # of Solds	30	9	85	35	146	17	13