

July 2019

Colonial Beach, VA

Sold Summary

	Jul 2019	Jul 2018	% Change
Sold Dollar Volume	\$5,245,786	\$4,344,480	20.75%
Avg Sold Price	\$209,831	\$241,360	-13.06%
Median Sold Price	\$196,150	\$227,000	-13.59%
Units Sold	25	18	38.89%
Avg Days on Market	93	85	9.41%
Avg List Price for Solds	\$214,634	\$247,064	-13.13%
Avg SP to OLP Ratio	96.3%	97.3%	-1.00%
Ratio of Avg SP to Avg OLP	96.5%	96.1%	0.45%
Attached Avg Sold Price	\$185,575	\$0	0%
Detached Avg Sold Price	\$211,941	\$241,360	-12.19%
Attached Units Sold	2	0	0%
Detached Units Sold	23	18	27.78%

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

	Jul 2019	Jul 2018	% Change
Active Listings	83	129	-35.66%
New Listings	33	39	-15.38%
New Under Contracts	17	12	41.67%
New Pending	33	22	50.00%
All Pending	50	39	28.21%

Financing (Sold)

Assumption	0
Cash	6
Conventional	10
FHA	2
Other	3
Owner	0
VA	4

Days on Market (Sold)

0	0
1 to 10	2
11 to 20	0
21 to 30	0
31 to 60	9
61 to 90	4
91 to 120	4
121 to 180	2
181 to 360	4
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	3	0	2	0	0	0	0	6	0	0
\$150K to \$199,999	1	0	5	0	0	1	1	15	0	8
\$200K to \$299,999	1	0	6	0	3	0	0	25	4	5
\$300K to \$399,999	0	0	1	0	1	0	0	6	0	0
\$400K to \$499,999	0	0	0	0	0	0	0	4	0	0
\$500K to \$599,999	0	0	0	0	0	0	0	2	0	0
\$600K to \$799,999	0	0	0	0	0	0	0	5	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	3	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0	0	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	5	0	14	0	4	1	1	66	4	13
Avg Sold Price	\$151,980	\$0	\$217,488	\$0	\$267,475	\$196,150	\$175,000			
Prev Year - Avg Sold Price	\$257,967	\$0	\$241,583	\$0	\$234,938	\$0	\$0			
Avg Sold % Change	-41.09%	0.00%	-9.97%	0.00%	13.85%	0.00%	0.00%			
Prev Year - # of Solds	3	0	7	0	8	0	0			

Active Detail