

September 2019

22401, Fredericksburg, VA

Fredericksburg Area Association of REALTORS

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Sold Summary

	Sep 2019	Sep 2018	% Change
Sold Dollar Volume	\$8,405,215	\$4,276,476	96.55%
Avg Sold Price	\$323,278	\$305,463	5.83%
Median Sold Price	\$334,572	\$281,650	18.79%
Units Sold	26	14	85.71%
Avg Days on Market	39	74	-47.30%
Avg List Price for Solds	\$330,894	\$304,386	8.71%
Avg SP to OLP Ratio	94.7%	97.6%	-3.02%
Ratio of Avg SP to Avg OLP	95.0%	96.1%	-1.23%
Attached Avg Sold Price	\$252,682	\$227,794	10.93%
Detached Avg Sold Price	\$360,652	\$336,530	7.17%
Attached Units Sold	9	4	125.00%
Detached Units Sold	17	10	70.00%

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

	Sep 2019	Sep 2018	% Change
Active Listings	87	84	3.57%
New Listings	39	22	77.27%
New Under Contracts	22	9	144.44%
New Pending	33	17	94.12%
All Pending	38	21	80.95%

Financing (Sold)

Assumption	0
Cash	6
Conventional	14
FHA	2
Other	0
Owner	0
VA	4

Days on Market (Sold)

0	0
1 to 10	8
11 to 20	1
21 to 30	4
31 to 60	6
61 to 90	4
91 to 120	3
121 to 180	0
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	0	1	0	0	0	0	0	1	1	1
\$150K to \$199,999	1	0	0	0	0	0	1	0	2	0
\$200K to \$299,999	0	1	2	0	1	0	3	12	2	1
\$300K to \$399,999	0	1	2	2	5	0	0	14	4	1
\$400K to \$499,999	0	0	1	0	5	0	0	14	1	0
\$500K to \$599,999	0	0	0	0	0	0	0	5	0	0
\$600K to \$799,999	0	0	0	0	0	0	0	5	1	0
\$800K to \$999,999	0	0	0	0	0	0	0	6	6	0
\$1M to \$2,499,999	0	0	0	0	0	0	0	9	0	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	1	3	5	2	11	0	4	67	17	3
Avg Sold Price	\$160,000	\$225,833	\$331,336	\$324,818	\$392,218	\$0	\$236,750			
Prev Year - Avg Sold Price	\$205,000	\$156,000	\$250,000	\$366,676	\$401,717	\$0	\$232,500			
Avg Sold % Change	-21.95%	44.76%	32.53%	-11.42%	-2.36%	0.00%	1.83%			
Prev Year - # of Solds	1	2	3	1	6	0	1			

Active Detail