

May 2022

Fredericksburg City, VA

Sold Summary

	May 2022	May 2021	% Change
Sold Dollar Volume	\$17,894,934	\$19,922,497	-10.18%
Avg Sold Price	\$472,193	\$407,372	15.91%
Median Sold Price	\$430,000	\$409,000	5.13%
Units Sold	37	50	-26.00%
Avg Days on Market	10	8	25.00%
Avg List Price for Solds	\$483,646	\$398,449	21.38%
Avg SP to OLP Ratio	98.9%	102.3%	-3.34%
Ratio of Avg SP to Avg OLP	95.8%	102.2%	-6.26%
Attached Avg Sold Price	\$334,987	\$345,695	-3.10%
Detached Avg Sold Price	\$538,052	\$436,397	23.29%
Attached Units Sold	12	16	-25.00%
Detached Units Sold	25	34	-26.47%

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

	May 2022	May 2021	% Change
Active Listings	57	50	14.00%
New Listings	52	58	-10.34%
New Under Contracts	0	0	0%
New Contingents	0	0	0%
New Pendings	35	51	-31.37%
All Pendings	37	65	-43.08%

Financing (Sold)

Assumption	0
Cash	9
Conventional	17
FHA	2
Other	0
Owner	0
VA	8

Days on Market (Sold)

0	4
1 to 10	25
11 to 20	3
21 to 30	1
31 to 60	3
61 to 90	0
91 to 120	1
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	0	0	0	0	0	0	0	0	0
\$150K to \$199,999	0	1	0	0	0	0	0	0	0	1
\$200K to \$299,999	1	3	1	1	0	0	0	0	2	0
\$300K to \$399,999	2	0	3	1	2	0	1	6	2	1
\$400K to \$499,999	0	1	2	1	2	2	1	4	2	0
\$500K to \$599,999	0	0	2	0	4	0	0	13	2	1
\$600K to \$799,999	0	0	0	0	3	0	0	5	0	0
\$800K to \$999,999	0	0	0	0	2	0	0	6	0	1
\$1M to \$2,499,999	0	0	1	0	0	0	0	4	4	1
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	2	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>3</b>	<b>5</b>	<b>9</b>	<b>3</b>	<b>13</b>	<b>2</b>	<b>2</b>	<b>40</b>	<b>12</b>	<b>5</b>
Avg Sold Price	\$300,000	\$252,280	\$527,166	\$345,800	\$600,523	\$456,022	\$404,500			
Prev Year - Avg Sold Price	\$0	\$190,250	\$357,125	\$365,885	\$506,861	\$335,000	\$410,885			
Avg Sold % Change	0.00%	32.60%	47.61%	-5.49%	18.48%	36.13%	-1.55%			
Prev Year - # of Solds	0	2	16	10	18	2	2			

Active Detail