

January 2024

Colonial Beach, VA

Sold Summary

	Jan 2024	Jan 2023	% Change
Sold Dollar Volume	\$4,943,820	\$2,295,590	115.36%
Avg Sold Price	\$352,707	\$286,712	23.02%
Median Sold Price	\$357,500	\$281,450	27.02%
Units Sold	14	8	75.00%
Avg Days on Market	54	51	5.88%
Avg List Price for Solds	\$353,130	\$286,948	23.06%
Avg SP to OLP Ratio	96.6%	100.0%	-3.43%
Ratio of Avg SP to Avg OLP	94.7%	100.2%	-5.44%
Attached Avg Sold Price	\$0	\$0	0%
Detached Avg Sold Price	\$352,707	\$286,712	23.02%
Attached Units Sold	0	0	0%
Detached Units Sold	14	8	75.00%

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

	Jan 2024	Jan 2023	% Change
Active Listings	48	48	0.00%
New Listings	21	27	-22.22%
New Under Contracts	0	0	0%
New Contingents	0	0	0%
New Pendings	20	22	-9.09%
All Pendings	34	28	21.43%

Financing (Sold)

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

Days on Market (Sold)

0	0
1 to 10	5
11 to 20	1
21 to 30	1
31 to 60	1
61 to 90	1
91 to 120	1
121 to 180	1
181 to 360	1
361 to 720	2
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	0	0	0	0	0	0	0	0	0
\$200K to \$299,999	1	0	5	0	0	0	0	6	0	1
\$300K to \$399,999	0	0	2	0	2	0	0	25	0	0
\$400K to \$499,999	0	0	2	0	1	0	0	9	0	0
\$500K to \$599,999	0	0	1	0	0	0	0	2	0	0
\$600K to \$799,999	0	0	0	0	0	0	0	4	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	1	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	1	0	10	0	3	0	0	47	0	1
Avg Sold Price	\$225,000	\$0	\$352,889	\$0	\$394,666	\$0	\$0			
Prev Year - Avg Sold Price	\$215,000	\$0	\$278,960	\$0	\$341,950	\$0	\$0			
Avg Sold % Change	4.65%	0.00%	26.50%	0.00%	15.42%	0.00%	0.00%			
Prev Year - # of Solds	1	0	5	0	2	0	0			

Active Detail