

January 2024

22401, Fredericksburg, VA

Sold Summary

	Jan 2024	Jan 2023	% Change
Sold Dollar Volume	\$6,764,800	\$7,909,369	-14.47%
Avg Sold Price	\$514,000	\$419,013	22.67%
Median Sold Price	\$445,000	\$397,500	11.95%
Units Sold	13	18	-27.78%
Avg Days on Market	26	53	-50.94%
Avg List Price for Solds	\$520,369	\$439,409	18.42%
Avg SP to OLP Ratio	98.0%	94.0%	4.29%
Ratio of Avg SP to Avg OLP	97.8%	93.6%	4.46%
Attached Avg Sold Price	\$439,500	\$414,048	6.15%
Detached Avg Sold Price	\$527,545	\$420,923	25.33%
Attached Units Sold	2	5	-60.00%
Detached Units Sold	11	13	-15.38%

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	34	42	-19.05%
New Listings	19	30	-36.67%
New Under Contracts	0	0	0%
New Contingents	0	0	0%
New Pending	19	14	35.71%
All Pending	20	15	33.33%

Financing (Sold)

Assumption	0
Cash	1
Conventional	8
FHA	1
Other	0
Owner	0
VA	3

Days on Market (Sold)

0	0
1 to 10	6
11 to 20	1
21 to 30	1
31 to 60	3
61 to 90	0
91 to 120	2
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	0	0	0	0	0	0	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	0	0	0	0
\$300K to \$399,999	0	0	1	0	1	0	0	3	2	1
\$400K to \$499,999	0	0	3	2	2	0	0	4	3	0
\$500K to \$599,999	0	0	0	0	1	0	0	4	0	0
\$600K to \$799,999	0	0	0	0	2	0	0	4	2	0
\$800K to \$999,999	0	0	0	0	1	0	0	1	2	0
\$1M to \$2,499,999	0	0	0	0	0	0	0	4	3	0
\$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	0	0	4	2	7	0	0	21	12	1
Avg Sold Price	\$0	\$0	\$421,250	\$439,500	\$588,285	\$0	\$0			
Prev Year - Avg Sold Price	\$177,000	\$0	\$360,750	\$451,746	\$525,000	\$395,000	\$320,000			
Avg Sold % Change	0.00%	0.00%	16.77%	-2.71%	12.05%	0.00%	0.00%			
Prev Year - # of Solds	2	0	4	3	7	1	1			

Active Detail