

April 2024

Colonial Beach, VA

Sold Summary

	Apr 2024	Apr 2023	% Change
Sold Dollar Volume	\$8,128,153	\$5,019,000	61.95%
Avg Sold Price	\$353,591	\$307,458	15.00%
Median Sold Price	\$364,000	\$280,000	30.00%
Units Sold	23	17	35.29%
Avg Days on Market	45	38	18.42%
Avg List Price for Solds	\$353,397	\$295,235	19.70%
Avg SP to OLP Ratio	99.3%	101.8%	-2.53%
Ratio of Avg SP to Avg OLP	99.0%	103.4%	-4.30%
Attached Avg Sold Price	\$335,331	\$330,000	1.62%
Detached Avg Sold Price	\$356,330	\$306,050	16.43%
Attached Units Sold	3	1	200.00%
Detached Units Sold	20	16	25.00%

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

	Apr 2024	Apr 2023	% Change
Active Listings	61	53	15.09%
New Listings	34	28	21.43%
New Under Contracts	0	0	0%
New Contingents	0	0	0%
New Pendings	41	36	13.89%
All Pendings	65	51	27.45%

Financing (Sold)

Assumption	1
Cash	6
Conventional	7
FHA	3
Other	0
Owner	0
VA	5

Days on Market (Sold)

0	2
1 to 10	5
11 to 20	4
21 to 30	2
31 to 60	1
61 to 90	1
91 to 120	3
121 to 180	3
181 to 360	0
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	1	0	0	0	0	1	0	0
\$200K to \$299,999	1	1	2	0	0	0	0	13	0	3
\$300K to \$399,999	0	1	9	1	2	0	0	30	0	0
\$400K to \$499,999	0	0	2	0	2	0	0	7	1	1
\$500K to \$599,999	0	0	1	0	0	0	0	3	0	0
\$600K to \$799,999	0	0	0	0	0	0	0	1	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0	1	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	2	15	1	4	0	0	56	1	4
Avg Sold Price	\$219,000	\$346,497	\$349,820	\$313,000	\$415,075	\$0	\$0			
Prev Year - Avg Sold Price	\$526,500	\$0	\$265,676	\$330,000	\$390,000	\$0	\$0			
Avg Sold % Change	-58.40%	0.00%	31.67%	-5.15%	6.43%	0.00%	0.00%			
Prev Year - # of Solds	2	0	13	1	1	0	0			

Active Detail