

April 2024

22401, Fredericksburg, VA

**Sold Summary**

	Apr 2024	Apr 2023	% Change
Sold Dollar Volume	\$12,870,290	\$8,750,389	47.08%
Avg Sold Price	\$491,790	\$534,643	-8.02%
Median Sold Price	\$439,950	\$449,950	-2.22%
Units Sold	26	16	62.50%
Avg Days on Market	25	36	-30.56%
Avg List Price for Solds	\$495,011	\$546,899	-9.49%
Avg SP to OLP Ratio	98.6%	97.1%	1.57%
Ratio of Avg SP to Avg OLP	97.5%	96.8%	0.65%
Attached Avg Sold Price	\$348,800	\$486,633	-28.32%
Detached Avg Sold Price	\$525,835	\$545,723	-3.64%
Attached Units Sold	5	3	66.67%
Detached Units Sold	21	13	61.54%

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	44	44	0.00%
New Listings	37	35	5.71%
New Under Contracts	0	0	0%
New Contingents	0	0	0%
New Pendings	30	28	7.14%
All Pendings	28	32	-12.50%

**Financing (Sold)**

Assumption	0
Cash	8
Conventional	10
FHA	2
Other	0
Owner	0
VA	6

**Days on Market (Sold)**

0	1
1 to 10	15
11 to 20	1
21 to 30	2
31 to 60	4
61 to 90	0
91 to 120	1
121 to 180	2
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	1	1	0	0	0	1	1	0	0
\$300K to \$399,999	1	1	4	0	0	0	0	6	1	1
\$400K to \$499,999	0	0	5	0	0	1	1	1	6	0
\$500K to \$599,999	0	0	2	0	3	0	0	7	1	1
\$600K to \$799,999	0	0	1	0	1	0	0	8	3	0
\$800K to \$999,999	0	0	0	0	2	0	0	2	2	0
\$1M to \$2,499,999	0	0	0	0	1	0	0	1	2	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
<b>Total</b>	1	2	13	0	7	1	2	27	15	2
Avg Sold Price	\$360,000	\$314,500	\$431,061	\$0	\$725,535	\$420,000	\$347,500			
Prev Year - Avg Sold Price	\$0	\$0	\$385,500	\$450,000	\$616,933	\$0	\$504,950			
Avg Sold % Change	0.00%	0.00%	11.82%	0.00%	17.60%	0.00%	-31.18%			
Prev Year - # of Solds	0	0	4	1	9	0	2			

**Active Detail**