

2025

22401, Fredericksburg, VA

Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$152,839,718	\$140,932,679	8.45%
Avg Sold Price	\$561,770	\$508,963	10.38%
Median Sold Price	\$490,000	\$447,450	9.51%
Units Sold	267	274	-2.55%
Avg Days on Market	34	28	21.43%
Avg List Price for Solds	\$572,433	\$514,352	11.29%
Avg SP to OLP Ratio	97.4%	98.6%	-1.22%
Ratio of Avg SP to Avg OLP	96.7%	97.6%	-0.95%
Attached Avg Sold Price	\$464,351	\$446,592	3.98%
Detached Avg Sold Price	\$605,714	\$542,536	11.64%
Attached Units Sold	83	97	-14.43%
Detached Units Sold	184	176	4.55%

Financing (Sold)

Assumption	1
Cash	62
Conventional	110
FHA	32
Other	5
Owner	1
VA	52

Days on Market (Sold)

0	8
1 to 10	103
11 to 20	31
21 to 30	18
31 to 60	43
61 to 90	26
91 to 120	11
121 to 180	15
181 to 360	8
361 to 720	3
721+	1

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.

Sold Detail

Price Ranges	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	1	0	2
\$200K to \$299,999	5	18	7	2	2	0	2
\$300K to \$399,999	6	6	13	1	5	0	1
\$400K to \$499,999	6	2	15	17	16	11	0
\$500K to \$599,999	0	2	15	9	23	2	0
\$600K to \$799,999	0	0	15	1	31	0	0
\$800K to \$999,999	0	0	3	0	10	3	0
\$1M to \$2,499,999	0	0	2	0	6	3	1
\$2.5M to \$4,999,999	0	0	0	0	3	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	17	28	70	30	97	19	6
Avg Sold Price	\$351,477	\$314,171	\$516,246	\$461,728	\$714,836	\$689,842	\$464,250
Prev Year - Avg Sold Price	\$342,171	\$288,494	\$439,996	\$465,361	\$682,181	\$582,058	\$334,663
Avg Sold % Change	2.72%	8.90%	17.33%	-0.78%	4.79%	18.52%	38.72%
Prev Year - # of Solds	21	18	72	44	83	24	11