

2nd Quarter 2026
22401, Fredericksburg, VA

Sold Summary

	Q2 2026	Q2 2025	% Change
Sold Dollar Volume	\$42,364,642	\$46,315,544	-8.53%
Avg Sold Price	\$502,375	\$553,054	-9.16%
Median Sold Price	\$465,000	\$480,000	-3.13%
Units Sold	83	83	0.00%
Avg Days on Market	33	27	22.22%
Avg List Price for Solds	\$510,417	\$558,018	-8.53%
Avg SP to OLP Ratio	97.1%	98.9%	-1.88%
Ratio of Avg SP to Avg OLP	97.1%	98.7%	-1.61%
Attached Avg Sold Price	\$387,363	\$468,553	-17.33%
Detached Avg Sold Price	\$551,949	\$593,795	-7.05%
Attached Units Sold	25	27	-7.41%
Detached Units Sold	58	56	3.57%

Financing (Sold)

Assumption	0
Cash	14
Conventional	51
FHA	6
Other	1
Owner	0
VA	11

Days on Market (Sold)

0	3
1 to 10	33
11 to 20	20
21 to 30	6
31 to 60	8
61 to 90	0
91 to 120	3
121 to 180	5
181 to 360	4
361 to 720	1
721+	0

- 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	0	0	0
\$200K to \$299,999	0	2	2	2	1	0	2
\$300K to \$399,999	1	3	3	1	3	0	2
\$400K to \$499,999	1	0	12	11	3	1	0
\$500K to \$599,999	0	0	7	0	6	0	1
\$600K to \$799,999	0	0	2	0	11	0	0
\$800K to \$999,999	0	0	2	0	3	0	0
\$1M to \$2,499,999	0	0	1	0	0	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	2	5	29	14	27	1	5
Avg Sold Price	\$387,500	\$315,580	\$521,484	\$412,957	\$596,852	\$454,900	\$373,980
Prev Year - Avg Sold Price	\$364,035	\$312,280	\$486,537	\$477,958	\$719,001	\$600,222	\$215,000
Avg Sold % Change	6.45%	1.06%	7.18%	-13.60%	-16.99%	-24.21%	73.94%
Prev Year - # of Solds	6	5	21	11	29	9	2

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
0	0	0
0	0	0
0	0	0
0	1	0
5	1	0
5	11	0
9	5	1
13	1	2
4	0	0
11	0	0
1	0	0
0	0	0
48	19	3