

April 2017

Colonial Beach, VA

Sold Summary

	Apr 2017	Apr 2016	% Change
Sold Dollar Volume	\$3,497,411	\$3,093,573	13.05%
Avg Sold Price	\$184,074	\$193,348	-4.80%
Median Sold Price	\$173,000	\$162,325	6.58%
Units Sold	19	16	18.75%
Avg Days on Market	112	240	-53.33%
Avg List Price for Solds	\$196,105	\$201,478	-2.67%
Avg SP to OLP Ratio	90.4%	86.8%	4.18%
Ratio of Avg SP to Avg OLP	91.6%	88.3%	3.81%
Attached Avg Sold Price	\$164,900	\$0	0%
Detached Avg Sold Price	\$185,139	\$193,348	-4.25%
Attached Units Sold	1	0	0%
Detached Units Sold	18	16	12.50%

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 2017	Apr 2016	% Change
Active Listings	129	170	-24.12%
New Listings	40	54	-25.93%
New Under Contracts	11	17	-35.29%
New Contingents	8	13	-38.46%
New Pendings	19	30	-36.67%
All Pendings	36	45	-20.00%

Financing (Sold)

Assumption	0
Cash	2
Conventional	9
FHA	4
Other	1
Owner	0
VA	3

Days on Market (Sold)

0	1
1 to 10	2
11 to 20	2
21 to 30	1
31 to 60	3
61 to 90	3
91 to 120	2
121 to 180	0
181 to 360	5
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	1	0	0	0	0	0	0	0	0	0
\$50K to \$99,999	2	0	0	0	0	0	0	1	0	0
\$100K to \$149,999	2	0	0	0	0	0	0	15	2	0
\$150K to \$199,999	1	0	5	0	0	0	1	32	1	2
\$200K to \$299,999	0	0	5	0	1	0	0	31	6	2
\$300K to \$399,999	0	0	0	0	1	0	0	18	0	0
\$400K to \$499,999	0	0	0	0	0	0	0	11	0	0
\$500K to \$599,999	0	0	0	0	0	0	0	2	0	0
\$600K to \$799,999	0	0	0	0	0	0	0	4	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	1	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	6	0	10	0	2	0	1	116	9	4
Avg Sold Price	\$102,675	\$0	\$215,456	\$0	\$280,950	\$0	\$164,900			
Prev Year - Avg Sold Price	\$115,000	\$0	\$157,037	\$0	\$260,873	\$0	\$0			
Avg Sold % Change	-10.72%	0.00%	37.20%	0.00%	7.70%	0.00%	0.00%			
Prev Year - # of Solds	1	0	9	0	6	0	0			

Active Detail