

April 2017

22401, Fredericksburg, VA

Sold Summary

	Apr 2017	Apr 2016	% Change
Sold Dollar Volume	\$9,907,499	\$6,919,808	43.18%
Avg Sold Price	\$381,058	\$276,792	37.67%
Median Sold Price	\$362,500	\$298,500	21.44%
Units Sold	26	25	4.00%
Avg Days on Market	119	88	35.23%
Avg List Price for Solds	\$391,267	\$291,810	34.08%
Avg SP to OLP Ratio	94.7%	92.4%	2.51%
Ratio of Avg SP to Avg OLP	94.6%	92.2%	2.60%
Attached Avg Sold Price	\$507,250	\$218,750	131.89%
Detached Avg Sold Price	\$370,542	\$287,848	28.73%
Attached Units Sold	2	4	-50.00%
Detached Units Sold	24	21	14.29%

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	102	91	12.09%
New Listings	40	50	-20.00%
New Under Contracts	16	18	-11.11%
New Contingents	17	23	-26.09%
New Pendings	33	41	-19.51%
All Pendings	54	71	-23.94%

Financing (Sold)

Assumption	0
Cash	2
Conventional	13
FHA	4
Other	2
Owner	0
VA	5

Days on Market (Sold)

0	2
1 to 10	5
11 to 20	2
21 to 30	1
31 to 60	2
61 to 90	1
91 to 120	1
121 to 180	6
181 to 360	4
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	1	0	0	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0	2	1	0
\$150K to \$199,999	0	0	0	0	0	0	0	1	0	0
\$200K to \$299,999	0	0	3	0	4	0	0	15	10	1
\$300K to \$399,999	0	0	5	0	5	1	0	24	4	0
\$400K to \$499,999	0	0	0	0	3	0	0	11	0	3
\$500K to \$599,999	0	0	0	0	2	0	0	6	0	2
\$600K to \$799,999	0	0	0	0	0	0	1	4	0	2
\$800K to \$999,999	0	0	0	0	1	0	0	3	1	3
\$1M to \$2,499,999	0	0	0	0	0	0	0	4	3	1
\$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
Total	1	0	8	0	15	1	1	71	19	12
Avg Sold Price	\$63,000	\$0	\$318,212	\$0	\$418,953	\$329,500	\$685,000			
Prev Year - Avg Sold Price	\$100,000	\$203,000	\$255,196	\$272,000	\$360,307	\$0	\$128,000			
Avg Sold % Change	-37.00%	0.00%	24.69%	0.00%	16.28%	0.00%	435.16%			
Prev Year - # of Solds	1	1	12	2	8	0	1			

Active Detail