

September 2020
Colonial Beach, VA

Sold Summary

	Sep 2020	Sep 2019	% Change
Sold Dollar Volume	\$8,525,099	\$4,162,763	104.79%
Avg Sold Price	\$248,824	\$219,093	13.57%
Median Sold Price	\$243,334	\$192,000	26.74%
Units Sold	34	19	78.95%
Avg Days on Market	70	52	34.62%
Avg List Price for Solds	\$250,738	\$221,250	13.33%
Avg SP to OLP Ratio	97.7%	96.4%	1.36%
Ratio of Avg SP to Avg OLP	96.9%	97.2%	-0.38%
Attached Avg Sold Price	\$240,180	\$187,450	28.13%
Detached Avg Sold Price	\$250,314	\$222,815	12.34%
Attached Units Sold	5	2	150.00%
Detached Units Sold	29	17	70.59%

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

	Sep 2020	Sep 2019	% Change
Active Listings	32	85	-62.35%
New Listings	35	20	75.00%
New Under Contracts	0	8	0%
New Contingents	0	12	0%
New Pendings	38	20	90.00%
All Pendings	49	43	13.95%

Financing (Sold)

Assumption	0
Cash	5
Conventional	14
FHA	6
Other	1
Owner	0
VA	4

Days on Market (Sold)

0	0
1 to 10	9
11 to 20	5
21 to 30	1
31 to 60	7
61 to 90	4
91 to 120	0
121 to 180	4
181 to 360	3
361 to 720	1
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	1	0	1	0	0	0	0	2	0	0
\$150K to \$199,999	1	0	8	0	0	0	1	5	1	0
\$200K to \$299,999	1	0	7	1	3	3	0	17	1	0
\$300K to \$399,999	0	0	6	0	0	0	0	3	0	0
\$400K to \$499,999	1	0	0	0	0	0	0	1	0	0
\$500K to \$599,999	0	0	0	0	0	0	0	1	0	0
\$600K to \$799,999	0	0	0	0	0	0	0	0	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	0	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	4	0	22	1	3	3	1	30	2	0
Avg Sold Price	\$233,375	\$0	\$250,759	\$270,000	\$269,633	\$251,966	\$175,000			
Prev Year - Avg Sold Price	\$132,500	\$0	\$230,919	\$0	\$290,000	\$199,900	\$175,000			
Avg Sold % Change	76.13%	0.00%	8.59%	0.00%	-7.02%	26.05%	0.00%			
Prev Year - # of Solds	2	0	14	0	1	1	1			

Active Detail