

September 2020

22401, Fredericksburg, VA

Sold Summary

	Sep 2020	Sep 2019	% Change
Sold Dollar Volume	\$13,474,787	\$8,405,215	60.31%
Avg Sold Price	\$391,529	\$323,278	21.11%
Median Sold Price	\$358,450	\$334,572	7.14%
Units Sold	34	26	30.77%
Avg Days on Market	41	39	5.13%
Avg List Price for Solds	\$396,317	\$330,894	19.77%
Avg SP to OLP Ratio	97.7%	94.7%	3.22%
Ratio of Avg SP to Avg OLP	97.7%	95.0%	2.93%
Attached Avg Sold Price	\$287,973	\$252,682	13.97%
Detached Avg Sold Price	\$423,392	\$360,652	17.40%
Attached Units Sold	8	9	-11.11%
Detached Units Sold	26	17	52.94%

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	46	87	-47.13%
New Listings	45	39	15.38%
New Under Contracts	0	22	0%
New Contingents	0	11	0%
New Pendings	43	33	30.30%
All Pendings	58	38	52.63%

Financing (Sold)

Assumption	0
Cash	5
Conventional	19
FHA	6
Other	0
Owner	0
VA	3

Days on Market (Sold)

0	2
1 to 10	15
11 to 20	4
21 to 30	2
31 to 60	5
61 to 90	0
91 to 120	0
121 to 180	3
181 to 360	2
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	0	0	0	0	0	0	0	0	0	0
\$150K to \$199,999	1	0	0	0	0	0	1	0	0	0
\$200K to \$299,999	0	0	1	0	2	0	3	3	1	0
\$300K to \$399,999	2	0	4	3	2	1	0	7	5	0
\$400K to \$499,999	0	0	1	0	8	0	0	12	3	0
\$500K to \$599,999	0	0	0	0	2	0	0	1	1	0
\$600K to \$799,999	0	0	2	0	0	0	0	3	0	0
\$800K to \$999,999	0	0	0	0	1	0	0	1	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0	8	0	0
\$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	3	0	8	3	15	1	4	36	10	0
Avg Sold Price	\$273,833	\$0	\$445,100	\$360,296	\$441,726	\$322,000	\$225,225			
Prev Year - Avg Sold Price	\$160,000	\$225,833	\$331,336	\$324,818	\$392,218	\$0	\$236,750			
Avg Sold % Change	71.15%	0.00%	34.33%	10.92%	12.62%	0.00%	-4.87%			
Prev Year - # of Solds	1	3	5	2	11	0	4			

Active Detail