

2020

22401, Fredericksburg, VA

Sold Summary

	2020	2019	% Change
Sold Dollar Volume	\$148,031,396	\$113,333,737	30.62%
Avg Sold Price	\$391,555	\$362,640	7.97%
Median Sold Price	\$371,500	\$339,000	9.59%
Units Sold	372	307	21.17%
Avg Days on Market	37	43	-13.95%
Avg List Price for Solds	\$397,933	\$369,165	7.79%
Avg SP to OLP Ratio	97.7%	96.3%	1.44%
Ratio of Avg SP to Avg OLP	96.8%	95.9%	0.98%
Attached Avg Sold Price	\$315,268	\$289,159	9.03%
Detached Avg Sold Price	\$417,719	\$388,537	7.51%
Attached Units Sold	95	80	18.75%
Detached Units Sold	277	227	22.03%

Financing (Sold)

Assumption	0
Cash	47
Conventional	189
FHA	59
Other	8
Owner	0
VA	63

Days on Market (Sold)

0	11
1 to 10	160
11 to 20	55
21 to 30	26
31 to 60	41
61 to 90	21
91 to 120	17
121 to 180	19
181 to 360	19
361 to 720	3
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	2	7	0	0	0	0	2
\$150K to \$199,999	6	4	5	1	0	0	1
\$200K to \$299,999	6	2	30	7	8	3	9
\$300K to \$399,999	9	1	36	40	30	7	1
\$400K to \$499,999	1	0	22	4	68	2	0
\$500K to \$599,999	1	0	4	1	17	0	0
\$600K to \$799,999	1	0	8	1	14	0	0
\$800K to \$999,999	0	0	0	2	7	0	0
\$1M to \$2,499,999	0	0	0	0	2	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	26	14	105	56	146	12	13
Avg Sold Price	\$294,430	\$176,628	\$362,200	\$363,408	\$479,602	\$331,461	\$242,253
Prev Year - Avg Sold Price	\$234,573	\$192,721	\$356,475	\$294,503	\$439,795	\$387,981	\$301,700
Avg Sold % Change	25.52%	-8.35%	1.61%	23.40%	9.05%	-14.57%	-19.70%
Prev Year - # of Solds	23	16	83	29	121	11	24