

March 2021

Colonial Beach, VA

Sold Summary

	Mar 2021	Mar 2020	% Change
Sold Dollar Volume	\$7,113,799	\$4,232,314	68.08%
Avg Sold Price	\$273,792	\$219,711	24.61%
Median Sold Price	\$232,900	\$200,000	16.45%
Units Sold	25	19	31.58%
Avg Days on Market	32	67	-52.24%
Avg List Price for Solds	\$284,551	\$222,753	27.74%
Avg SP to OLP Ratio	94.8%	97.0%	-2.21%
Ratio of Avg SP to Avg OLP	94.5%	96.6%	-2.15%
Attached Avg Sold Price	\$0	\$174,000	0%
Detached Avg Sold Price	\$273,792	\$222,250	23.19%
Attached Units Sold	0	1	0%
Detached Units Sold	25	18	38.89%

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

	Mar 2021	Mar 2020	% Change
Active Listings	21	81	-74.07%
New Listings	36	41	-12.20%
New Under Contracts	0	0	0%
New Contingents	0	0	0%
New Pending	36	19	89.47%
All Pending	59	28	110.71%

Financing (Sold)

Assumption	0
Cash	2
Conventional	17
FHA	2
Other	0
Owner	0
VA	3

Days on Market (Sold)

0	1
1 to 10	9
11 to 20	3
21 to 30	1
31 to 60	4
61 to 90	6
91 to 120	1
121 to 180	0
181 to 360	0
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	0	0	0	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	1	0	0	0	0	0	0	0
\$100K to \$149,999	1	0	0	0	0	0	0	3	0	0
\$150K to \$199,999	0	0	3	0	0	0	0	5	0	0
\$200K to \$299,999	0	0	13	0	1	0	0	6	1	0
\$300K to \$399,999	1	0	1	0	2	0	0	1	0	0
\$400K to \$499,999	0	0	1	0	0	0	0	4	0	0
\$500K to \$599,999	0	0	0	0	0	0	0	0	0	0
\$600K to \$799,999	0	0	0	0	0	0	0	1	0	0
\$800K to \$999,999	0	0	0	0	1	0	0	0	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	2	0	19	0	4	0	0	20	1	0
Avg Sold Price	\$208,000	\$0	\$244,684	\$0	\$444,950	\$0	\$0			
Prev Year - Avg Sold Price	\$189,450	\$0	\$201,550	\$174,000	\$399,950	\$0	\$0			
Avg Sold % Change	9.79%	0.00%	21.40%	0.00%	11.25%	0.00%	0.00%			
Prev Year - # of Solds	2	0	14	1	2	0	0			

Active Detail