

March 2021

22401, Fredericksburg, VA

Sold Summary

	Mar 2021	Mar 2020	% Change
Sold Dollar Volume	\$9,723,278	\$9,502,590	2.32%
Avg Sold Price	\$400,555	\$416,581	-3.85%
Median Sold Price	\$345,000	\$392,500	-12.10%
Units Sold	25	22	13.64%
Avg Days on Market	21	54	-61.11%
Avg List Price for Solds	\$388,931	\$431,935	-9.96%
Avg SP to OLP Ratio	99.7%	97.5%	2.33%
Ratio of Avg SP to Avg OLP	99.6%	94.4%	5.50%
Attached Avg Sold Price	\$404,173	\$390,333	3.55%
Detached Avg Sold Price	\$398,852	\$426,425	-6.47%
Attached Units Sold	8	6	33.33%
Detached Units Sold	17	16	6.25%

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	29	64	-54.69%
New Listings	45	41	9.76%
New Under Contracts	0	0	0%
New Contingents	0	0	0%
New Pendings	39	30	30.00%
All Pendings	55	41	34.15%

Financing (Sold)

Assumption	0
Cash	7
Conventional	10
FHA	3
Other	1
Owner	0
VA	3

Days on Market (Sold)

0	1
1 to 10	15
11 to 20	2
21 to 30	0
31 to 60	2
61 to 90	4
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	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	0	2	0	0	0	0	0	0	0	0
\$200K to \$299,999	2	0	2	0	0	0	0	0	0	2
\$300K to \$399,999	1	0	1	3	2	1	0	1	4	0
\$400K to \$499,999	0	0	2	0	4	1	0	4	3	1
\$500K to \$599,999	0	0	0	0	3	0	0	1	0	0
\$600K to \$799,999	0	0	0	0	0	0	0	1	2	0
\$800K to \$999,999	0	0	0	1	0	0	0	2	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	0	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	3	2	5	4	9	2	0	17	9	3
Avg Sold Price	\$290,000	\$195,950	\$343,180	\$507,247	\$466,066	\$406,250	\$0			
Prev Year - Avg Sold Price	\$346,780	\$140,000	\$324,780	\$451,750	\$577,500	\$395,000	\$0			
Avg Sold % Change	-16.37%	39.96%	5.67%	12.28%	-19.30%	2.85%	0.00%			
Prev Year - # of Solds	5	1	5	4	6	1	0			

Active Detail