

2021

Colonial Beach, VA

Sold Summary

	2021	2020	% Change
Sold Dollar Volume	\$100,785,845	\$76,414,598	31.89%
Avg Sold Price	\$290,864	\$249,367	16.64%
Median Sold Price	\$270,000	\$223,250	20.94%
Units Sold	344	302	13.91%
Avg Days on Market	26	59	-55.93%
Avg List Price for Solds	\$293,836	\$253,028	16.13%
Avg SP to OLP Ratio	98.3%	97.4%	0.93%
Ratio of Avg SP to Avg OLP	98.3%	97.0%	1.38%
Attached Avg Sold Price	\$262,361	\$208,236	25.99%
Detached Avg Sold Price	\$292,442	\$253,079	15.55%
Attached Units Sold	18	25	-28.00%
Detached Units Sold	326	277	17.69%

Financing (Sold)

Assumption	0
Cash	59
Conventional	167
FHA	45
Other	5
Owner	1
VA	37

Days on Market (Sold)

0	4
1 to 10	153
11 to 20	55
21 to 30	24
31 to 60	60
61 to 90	25
91 to 120	10
121 to 180	9
181 to 360	4
361 to 720	0
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	6	0	3	0	0	0	0
\$100K to \$149,999	5	0	5	0	0	0	0
\$150K to \$199,999	13	0	17	0	3	0	4
\$200K to \$299,999	24	1	131	2	9	1	3
\$300K to \$399,999	6	0	40	2	21	5	0
\$400K to \$499,999	2	0	9	0	9	0	0
\$500K to \$599,999	0	0	10	0	4	0	0
\$600K to \$799,999	0	0	2	0	4	0	0
\$800K to \$999,999	0	0	1	0	2	0	0
\$1M to \$2,499,999	0	0	0	0	0	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	56	1	218	4	52	6	7
Avg Sold Price	\$224,638	\$265,000	\$285,225	\$305,350	\$397,744	\$305,783	\$200,200
Prev Year - Avg Sold Price	\$195,991	\$192,500	\$241,939	\$239,666	\$363,923	\$241,786	\$185,338
Avg Sold % Change	14.62%	37.66%	17.89%	27.41%	9.29%	26.47%	8.02%
Prev Year - # of Solds	47	2	187	3	43	7	13