

2021

22401, Fredericksburg, VA

Sold Summary

	2021	2020	% Change
Sold Dollar Volume	\$189,565,590	\$148,031,396	28.06%
Avg Sold Price	\$429,170	\$391,555	9.61%
Median Sold Price	\$399,945	\$371,500	7.66%
Units Sold	440	372	18.28%
Avg Days on Market	18	37	-51.35%
Avg List Price for Solds	\$430,830	\$397,933	8.27%
Avg SP to OLP Ratio	99.3%	97.7%	1.58%
Ratio of Avg SP to Avg OLP	98.8%	96.8%	2.03%
Attached Avg Sold Price	\$369,531	\$315,268	17.21%
Detached Avg Sold Price	\$459,397	\$417,719	9.98%
Attached Units Sold	148	95	55.79%
Detached Units Sold	292	277	5.42%

Financing (Sold)

Assumption	0
Cash	70
Conventional	234
FHA	38
Other	9
Owner	0
VA	82

Days on Market (Sold)

0	21
1 to 10	235
11 to 20	66
21 to 30	27
31 to 60	47
61 to 90	24
91 to 120	5
121 to 180	9
181 to 360	5
361 to 720	1
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	1	1	0	1	0	0	3
\$150K to \$199,999	1	13	0	1	0	0	5
\$200K to \$299,999	13	11	27	8	2	0	8
\$300K to \$399,999	10	3	42	31	19	15	6
\$400K to \$499,999	1	3	35	15	53	5	1
\$500K to \$599,999	0	0	9	1	39	2	3
\$600K to \$799,999	0	0	5	5	20	2	0
\$800K to \$999,999	1	0	2	2	6	0	0
\$1M to \$2,499,999	0	0	0	0	6	3	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	27	31	120	64	145	27	26
Avg Sold Price	\$304,602	\$239,341	\$389,669	\$401,706	\$545,928	\$527,907	\$281,088
Prev Year - Avg Sold Price	\$294,430	\$176,628	\$362,200	\$363,408	\$479,602	\$331,461	\$242,253
Avg Sold % Change	3.45%	35.51%	7.58%	10.54%	13.83%	59.27%	16.03%
Prev Year - # of Solds	26	14	105	56	146	12	13