

June 2022

Colonial Beach, VA

Sold Summary

	Jun 2022	Jun 2021	% Change
Sold Dollar Volume	\$9,136,599	\$9,583,699	-4.67%
Avg Sold Price	\$324,471	\$287,131	13.00%
Median Sold Price	\$301,500	\$275,510	9.43%
Units Sold	28	34	-17.65%
Avg Days on Market	20	20	0.00%
Avg List Price for Solds	\$326,307	\$281,873	15.76%
Avg SP to OLP Ratio	99.2%	101.3%	-2.07%
Ratio of Avg SP to Avg OLP	98.4%	101.8%	-3.35%
Attached Avg Sold Price	\$237,900	\$265,000	-10.23%
Detached Avg Sold Price	\$327,677	\$287,802	13.86%
Attached Units Sold	1	1	0.00%
Detached Units Sold	27	33	-18.18%

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

	Jun 2022	Jun 2021	% Change
Active Listings	52	30	73.33%
New Listings	43	33	30.30%
New Under Contracts	0	0	0%
New Contingents	0	0	0%
New Pendings	31	37	-16.22%
All Pendings	57	58	-1.72%

Financing (Sold)

Assumption	0
Cash	6
Conventional	11
FHA	5
Other	0
Owner	0
VA	5

Days on Market (Sold)

0	0
1 to 10	15
11 to 20	2
21 to 30	5
31 to 60	3
61 to 90	1
91 to 120	2
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	2	0	0	0	0	0	0	2	0	0
\$200K to \$299,999	3	1	7	0	1	0	0	26	0	1
\$300K to \$399,999	0	0	7	0	2	0	0	14	1	0
\$400K to \$499,999	1	0	1	0	1	0	0	4	0	0
\$500K to \$599,999	0	0	0	0	0	0	0	2	0	0
\$600K to \$799,999	0	0	1	0	0	0	0	0	0	0
\$800K to \$999,999	0	0	0	0	1	0	0	2	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	6	1	16	0	5	0	0	50	1	1
Avg Sold Price	\$267,166	\$237,900	\$316,081	\$0	\$437,400	\$0	\$0			
Prev Year - Avg Sold Price	\$195,333	\$265,000	\$292,130	\$0	\$437,800	\$0	\$0			
Avg Sold % Change	36.77%	-10.23%	8.20%	0.00%	-0.09%	0.00%	0.00%			
Prev Year - # of Solds	9	1	19	0	5	0	0			

Active Detail