

June 2022

Fredericksburg City, VA

Sold Summary

	Jun 2022	Jun 2021	% Change
Sold Dollar Volume	\$16,300,098	\$18,327,290	-11.06%
Avg Sold Price	\$430,510	\$458,527	-6.11%
Median Sold Price	\$425,000	\$398,000	6.78%
Units Sold	38	39	-2.56%
Avg Days on Market	9	22	-59.09%
Avg List Price for Solds	\$428,949	\$469,930	-8.72%
Avg SP to OLP Ratio	100.1%	99.7%	0.40%
Ratio of Avg SP to Avg OLP	99.8%	98.3%	1.47%
Attached Avg Sold Price	\$323,140	\$401,303	-19.48%
Detached Avg Sold Price	\$468,857	\$512,890	-8.59%
Attached Units Sold	10	19	-47.37%
Detached Units Sold	28	20	40.00%

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	64	52	23.08%
New Listings	45	59	-23.73%
New Under Contracts	0	0	0%
New Contingents	0	0	0%
New Pendings	35	53	-33.96%
All Pendings	32	74	-56.76%

Financing (Sold)

Assumption	0
Cash	5
Conventional	23
FHA	1
Other	0
Owner	0
VA	9

Days on Market (Sold)

0	1
1 to 10	23
11 to 20	10
21 to 30	2
31 to 60	2
61 to 90	0
91 to 120	0
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	0	0	0	0	0	0	0	0	0
\$200K to \$299,999	1	3	1	0	0	0	1	3	1	0
\$300K to \$399,999	1	1	5	0	0	1	1	7	1	1
\$400K to \$499,999	0	0	6	2	1	0	1	7	6	0
\$500K to \$599,999	0	0	2	0	8	0	0	14	0	1
\$600K to \$799,999	0	0	1	0	1	0	0	5	0	0
\$800K to \$999,999	0	0	0	0	1	0	0	5	0	1
\$1M to \$2,499,999	0	0	0	0	0	0	0	5	4	1
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	2	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>2</b>	<b>4</b>	<b>15</b>	<b>2</b>	<b>11</b>	<b>1</b>	<b>3</b>	<b>48</b>	<b>12</b>	<b>4</b>
Avg Sold Price	\$304,950	\$249,725	\$414,046	\$428,750	\$573,400	\$375,000	\$333,333			
Prev Year - Avg Sold Price	\$0	\$358,950	\$461,700	\$358,618	\$564,080	\$760,000	\$279,860			
Avg Sold % Change	0.00%	-30.43%	-10.32%	19.56%	1.65%	-50.66%	19.11%			
Prev Year - # of Solds	0	2	10	9	10	3	5			

Active Detail