

August 2022

Colonial Beach, VA

Sold Summary

	Aug 2022	Aug 2021	% Change
Sold Dollar Volume	\$15,648,995	\$11,884,976	31.67%
Avg Sold Price	\$353,991	\$276,828	27.87%
Median Sold Price	\$312,500	\$283,150	10.37%
Units Sold	44	42	4.76%
Avg Days on Market	36	25	44.00%
Avg List Price for Solds	\$355,658	\$282,975	25.69%
Avg SP to OLP Ratio	98.0%	95.8%	2.34%
Ratio of Avg SP to Avg OLP	97.3%	96.4%	0.94%
Attached Avg Sold Price	\$437,564	\$315,000	38.91%
Detached Avg Sold Price	\$338,180	\$275,897	22.57%
Attached Units Sold	7	1	600.00%
Detached Units Sold	37	41	-9.76%

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

	Aug 2022	Aug 2021	% Change
Active Listings	47	42	11.90%
New Listings	33	34	-2.94%
New Under Contracts	0	0	0%
New Contingents	0	0	0%
New Pendings	30	39	-23.08%
All Pendings	46	58	-20.69%

Financing (Sold)

Assumption	0
Cash	9
Conventional	21
FHA	6
Other	3
Owner	0
VA	3

Days on Market (Sold)

0	0
1 to 10	8
11 to 20	6
21 to 30	7
31 to 60	9
61 to 90	2
91 to 120	2
121 to 180	3
181 to 360	7
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	1	0	0
\$50K to \$99,999	0	0	0	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	1	0	0	0	0	0	0	0
\$150K to \$199,999	1	0	1	0	0	0	0	2	0	0
\$200K to \$299,999	2	0	11	0	2	0	0	26	1	2
\$300K to \$399,999	1	0	9	1	5	0	0	9	0	0
\$400K to \$499,999	0	0	1	0	0	6	0	2	0	0
\$500K to \$599,999	0	0	0	0	1	0	0	1	0	0
\$600K to \$799,999	0	0	0	0	0	0	0	1	0	0
\$800K to \$999,999	0	0	0	0	1	0	0	1	0	0
\$1M to \$2,499,999	0	0	0	0	1	0	0	1	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	4	0	23	1	10	6	0	44	1	2
Avg Sold Price	\$231,637	\$0	\$297,080	\$310,000	\$475,329	\$458,825	\$0			
Prev Year - Avg Sold Price	\$220,709	\$0	\$286,338	\$315,000	\$359,796	\$0	\$0			
Avg Sold % Change	4.95%	0.00%	3.75%	-1.59%	32.11%	0.00%	0.00%			
Prev Year - # of Solds	11	0	26	1	4	0	0			

Active Detail