

## August 2022

22401, Fredericksburg, VA

### Sold Summary

	Aug 2022	Aug 2021	% Change
Sold Dollar Volume	\$22,911,689	\$15,903,699	44.07%
Avg Sold Price	\$483,592	\$451,253	7.17%
Median Sold Price	\$408,780	\$390,000	4.82%
Units Sold	45	35	28.57%
Avg Days on Market	28	20	40.00%
Avg List Price for Solds	\$509,148	\$454,391	12.05%
Avg SP to OLP Ratio	95.2%	98.6%	-3.38%
Ratio of Avg SP to Avg OLP	92.7%	98.6%	-5.97%
Attached Avg Sold Price	\$432,313	\$478,557	-9.66%
Detached Avg Sold Price	\$511,884	\$444,427	15.18%
Attached Units Sold	16	7	128.57%
Detached Units Sold	29	28	3.57%

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	45	57	-21.05%
New Listings	39	36	8.33%
New Under Contracts	0	0	0%
New Contingents	0	0	0%
New Pendings	33	38	-13.16%
All Pendings	34	50	-32.00%

### Financing (Sold)

Assumption	0
Cash	8
Conventional	26
FHA	3
Other	0
Owner	0
VA	8

### Days on Market (Sold)

0	4
1 to 10	10
11 to 20	8
21 to 30	8
31 to 60	7
61 to 90	5
91 to 120	1
121 to 180	2
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	1	0	0	0	0	0	0	0	0
\$200K to \$299,999	2	2	2	1	0	0	1	3	0	0
\$300K to \$399,999	2	0	3	2	2	2	2	5	0	0
\$400K to \$499,999	0	0	1	2	3	1	0	4	6	0
\$500K to \$599,999	0	0	2	0	6	0	1	6	0	0
\$600K to \$799,999	0	0	1	0	2	0	0	6	0	0
\$800K to \$999,999	0	0	2	0	0	0	0	5	0	0
\$1M to \$2,499,999	0	0	0	0	1	1	0	4	3	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>4</b>	<b>3</b>	<b>11</b>	<b>5</b>	<b>14</b>	<b>4</b>	<b>4</b>	<b>35</b>	<b>9</b>	<b>1</b>
Avg Sold Price	\$303,750	\$201,666	\$500,127	\$379,647	\$580,588	\$725,944	\$377,500			
Prev Year - Avg Sold Price	\$308,750	\$237,500	\$347,681	\$294,966	\$533,465	\$1,650,000	\$340,000			
Avg Sold % Change	-1.62%	-15.09%	43.85%	28.71%	8.83%	-56.00%	11.03%			
Prev Year - # of Solds	2	2	11	3	15	1	1			

### Active Detail