

### 1st Quarter 2024

22401, Fredericksburg, VA

#### Sold Summary

	Q1 2024	Q1 2023	% Change
Sold Dollar Volume	\$24,973,748	\$25,716,445	-2.89%
Avg Sold Price	\$488,242	\$445,279	9.65%
Median Sold Price	\$440,000	\$415,000	6.02%
Units Sold	51	57	-10.53%
Avg Days on Market	38	40	-5.00%
Avg List Price for Solds	\$489,681	\$451,165	8.54%
Avg SP to OLP Ratio	98.9%	97.3%	1.64%
Ratio of Avg SP to Avg OLP	98.5%	96.3%	2.29%
Attached Avg Sold Price	\$410,661	\$371,358	10.58%
Detached Avg Sold Price	\$530,559	\$482,239	10.02%
Attached Units Sold	18	19	-5.26%
Detached Units Sold	33	38	-13.16%

#### Financing (Sold)

Assumption	0
Cash	10
Conventional	25
FHA	7
Other	1
Owner	0
VA	8

#### Days on Market (Sold)

0	0
1 to 10	21
11 to 20	3
21 to 30	6
31 to 60	5
61 to 90	5
91 to 120	4
121 to 180	5
181 to 360	2
361 to 720	0
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

#### Active 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	1	0	1	1	0	0	0	0	1	0
\$300K to \$399,999	2	2	4	0	1	0	1	5	0	0
\$400K to \$499,999	0	0	3	5	5	6	0	0	5	0
\$500K to \$599,999	0	0	2	2	4	0	0	4	1	0
\$600K to \$799,999	0	0	0	0	7	0	0	7	1	0
\$800K to \$999,999	0	0	0	0	2	0	0	0	3	0
\$1M to \$2,499,999	0	0	0	0	1	0	0	3	2	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	1	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>3</b>	<b>3</b>	<b>10</b>	<b>8</b>	<b>20</b>	<b>6</b>	<b>1</b>	<b>20</b>	<b>13</b>	<b>0</b>
Avg Sold Price	\$343,333	\$304,966	\$398,095	\$443,000	\$624,874	\$433,000	\$335,000			
Prev Year - Avg Sold Price	\$317,685	\$209,475	\$379,581	\$477,188	\$596,294	\$476,900	\$242,500			
Avg Sold % Change	8.07%	45.59%	4.88%	-7.16%	4.79%	-9.21%	38.14%			
Prev Year - # of Solds	7	4	11	7	20	4	4			