

2023

22443, Colonial Beach, VA

Sold Summary

	2023	2022	% Change
Sold Dollar Volume	\$85,291,254	\$110,200,241	-22.60%
Avg Sold Price	\$322,267	\$328,985	-2.04%
Median Sold Price	\$300,000	\$291,413	2.95%
Units Sold	262	333	-21.32%
Avg Days on Market	38	27	40.74%
Avg List Price for Solds	\$325,539	\$331,928	-1.92%
Avg SP to OLP Ratio	98.2%	98.7%	-0.48%
Ratio of Avg SP to Avg OLP	97.9%	98.1%	-0.15%
Attached Avg Sold Price	\$310,664	\$338,328	-8.18%
Detached Avg Sold Price	\$323,072	\$328,091	-1.53%
Attached Units Sold	17	29	-41.38%
Detached Units Sold	245	304	-19.41%

Financing (Sold)

Assumption	0
Cash	63
Conventional	103
FHA	39
Other	0
Owner	0
VA	42

Days on Market (Sold)

0	3
1 to 10	104
11 to 20	35
21 to 30	17
31 to 60	33
61 to 90	25
91 to 120	17
121 to 180	14
181 to 360	13
361 to 720	1
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

Price Ranges	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0
\$100K to \$149,999	4	0	4	0	0	0	0
\$150K to \$199,999	3	0	4	0	1	0	0
\$200K to \$299,999	21	2	82	0	3	1	3
\$300K to \$399,999	3	1	68	2	15	6	2
\$400K to \$499,999	2	0	9	0	10	0	0
\$500K to \$599,999	0	0	3	0	3	0	0
\$600K to \$799,999	4	0	4	0	1	0	0
\$800K to \$999,999	0	0	0	0	1	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	37	3	174	2	34	7	5
Avg Sold Price	\$295,529	\$290,000	\$311,620	\$315,000	\$411,652	\$336,900	\$284,600
Prev Year - Avg Sold Price	\$244,236	\$232,633	\$307,728	\$319,500	\$473,009	\$444,879	\$237,170
Avg Sold % Change	21.00%	24.66%	1.26%	-1.41%	-12.97%	-24.27%	20.00%
Prev Year - # of Solds	47	3	202	3	55	13	10