

2023

22401, Fredericksburg, VA

Sold Summary

	2023	2022	% Change
Sold Dollar Volume	\$136,826,348	\$171,120,100	-20.04%
Avg Sold Price	\$491,166	\$452,702	8.50%
Median Sold Price	\$450,000	\$424,900	5.91%
Units Sold	276	373	-26.01%
Avg Days on Market	28	20	40.00%
Avg List Price for Solds	\$495,747	\$458,767	8.06%
Avg SP to OLP Ratio	98.7%	98.5%	0.16%
Ratio of Avg SP to Avg OLP	97.6%	97.2%	0.38%
Attached Avg Sold Price	\$417,895	\$408,976	2.18%
Detached Avg Sold Price	\$526,038	\$472,937	11.23%
Attached Units Sold	89	118	-24.58%
Detached Units Sold	187	255	-26.67%

Financing (Sold)

Assumption	3
Cash	55
Conventional	139
FHA	30
Other	0
Owner	0
VA	47

Days on Market (Sold)

0	8
1 to 10	129
11 to 20	40
21 to 30	17
31 to 60	39
61 to 90	14
91 to 120	9
121 to 180	12
181 to 360	6
361 to 720	1
721+	1

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	1	0	0	0	0	0	0
\$150K to \$199,999	0	5	1	0	0	0	1
\$200K to \$299,999	4	12	2	1	4	0	4
\$300K to \$399,999	8	1	27	2	6	3	10
\$400K to \$499,999	4	0	25	18	13	10	1
\$500K to \$599,999	0	0	14	10	27	2	1
\$600K to \$799,999	0	0	3	1	29	1	1
\$800K to \$999,999	0	0	2	1	11	3	0
\$1M to \$2,499,999	0	0	0	1	6	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	17	18	74	34	96	19	18
Avg Sold Price	\$337,717	\$226,188	\$436,654	\$499,128	\$628,288	\$521,425	\$346,877
Prev Year - Avg Sold Price	\$307,657	\$242,387	\$420,335	\$450,648	\$557,671	\$541,351	\$395,229
Avg Sold % Change	9.77%	-6.68%	3.88%	10.76%	12.66%	-3.68%	-12.23%
Prev Year - # of Solds	26	27	110	51	119	20	20