

1st Quarter 2024

22443, Colonial Beach, VA

Sold Summary

	Q1 2024	Q1 2023	% Change
Sold Dollar Volume	\$16,205,914	\$14,086,260	15.05%
Avg Sold Price	\$364,710	\$308,866	18.08%
Median Sold Price	\$332,000	\$300,000	10.67%
Units Sold	44	45	-2.22%
Avg Days on Market	60	41	46.34%
Avg List Price for Solds	\$368,316	\$313,028	17.66%
Avg SP to OLP Ratio	98.5%	97.6%	0.98%
Ratio of Avg SP to Avg OLP	97.7%	98.2%	-0.53%
Attached Avg Sold Price	\$407,595	\$380,250	7.19%
Detached Avg Sold Price	\$363,713	\$305,546	19.04%
Attached Units Sold	1	2	-50.00%
Detached Units Sold	43	43	0.00%

Financing (Sold)

Assumption	0
Cash	11
Conventional	13
FHA	7
Other	0
Owner	0
VA	12

Days on Market (Sold)

0	0
1 to 10	12
11 to 20	4
21 to 30	2
31 to 60	5
61 to 90	3
91 to 120	3
121 to 180	6
181 to 360	4
361 to 720	5
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	0	0	0	0	0	0	1	0	0
\$200K to \$299,999	1	0	14	0	0	0	0	17	0	2
\$300K to \$399,999	1	0	10	0	6	0	0	28	0	0
\$400K to \$499,999	1	1	5	0	2	0	0	9	1	0
\$500K to \$599,999	0	0	1	0	0	0	0	3	0	0
\$600K to \$799,999	0	0	1	0	1	0	0	1	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	0	0	0	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	3	1	31	0	9	0	0	60	1	2
Avg Sold Price	\$345,633	\$407,595	\$351,881	\$0	\$410,494	\$0	\$0			
Prev Year - Avg Sold Price	\$188,750	\$0	\$301,420	\$0	\$406,100	\$372,500	\$388,000			
Avg Sold % Change	83.12%	0.00%	16.74%	0.00%	1.08%	0.00%	0.00%			
Prev Year - # of Solds	4	0	33	0	6	1	1			