

## January thru February 2025 YTD

22401, Fredericksburg, VA

### Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$17,257,691	\$14,476,498	19.21%
Avg Sold Price	\$566,531	\$496,137	14.19%
Median Sold Price	\$505,000	\$440,000	14.77%
Units Sold	30	29	3.45%
Avg Days on Market	35	45	-22.22%
Avg List Price for Solds	\$575,256	\$499,189	15.24%
Avg SP to OLP Ratio	98.1%	98.1%	0.04%
Ratio of Avg SP to Avg OLP	97.6%	97.8%	-0.21%
Attached Avg Sold Price	\$580,833	\$392,700	47.91%
Detached Avg Sold Price	\$556,997	\$550,578	1.17%
Attached Units Sold	12	10	20.00%
Detached Units Sold	18	19	-5.26%

### Financing (Sold)

Assumption	0
Cash	9
Conventional	8
FHA	4
Other	1
Owner	1
VA	6

### Days on Market (Sold)

0	0
1 to 10	9
11 to 20	3
21 to 30	3
31 to 60	6
61 to 90	4
91 to 120	2
121 to 180	1
181 to 360	1
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

### 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	0	0	0
\$200K to \$299,999	2	4	1	0	0	0	0	0	1	1
\$300K to \$399,999	0	0	0	0	0	0	0	4	0	0
\$400K to \$499,999	0	1	1	1	2	2	0	2	3	0
\$500K to \$599,999	0	0	3	2	1	0	0	3	5	0
\$600K to \$799,999	0	0	3	0	4	0	0	10	2	0
\$800K to \$999,999	0	0	0	0	1	1	0	7	1	0
\$1M to \$2,499,999	0	0	0	0	0	1	0	5	1	0
\$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>2</b>	<b>5</b>	<b>8</b>	<b>3</b>	<b>8</b>	<b>4</b>	<b>0</b>	<b>33</b>	<b>13</b>	<b>1</b>
Avg Sold Price	\$274,950	\$302,800	\$551,875	\$512,000	\$632,631	\$980,000	\$0			
Prev Year - Avg Sold Price	\$0	\$340,000	\$398,000	\$383,500	\$605,071	\$429,500	\$335,000			
Avg Sold % Change	0.00%	-10.94%	38.66%	33.51%	4.55%	128.17%	0.00%			
Prev Year - # of Solds	0	1	5	4	14	4	1			