

2015

22401, Fredericksburg, VA

## Sold Summary

	2015	2014	% Change
Sold Dollar Volume	\$90,444,000	\$76,513,479	18.21%
Avg Sold Price	\$315,136	\$313,580	0.50%
Median Sold Price	\$310,000	\$284,950	8.79%
Units Sold	287	244	17.62%
Avg Days on Market	103	116	-11.21%
Avg List Price for Solds	\$324,039	\$325,471	-0.44%
Avg SP to OLP Ratio	94.3%	93.4%	0.88%
Ratio of Avg SP to Avg OLP	94.2%	93.2%	1.03%
Attached Avg Sold Price	\$261,548	\$282,261	-7.34%
Detached Avg Sold Price	\$328,127	\$321,856	1.95%
Attached Units Sold	56	51	9.80%
Detached Units Sold	231	193	19.69%

## Financing (Sold)

Assumption	0
Cash	51
Conventional	123
FHA	44
Other	9
Owner	0
VA	63

## Days on Market (Sold)

0	1
1 to 10	14
11 to 20	14
21 to 30	30
31 to 60	68
61 to 90	52
91 to 120	27
121 to 180	37
181 to 360	39
361 to 720	8
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	3	4	0	1	1	0	0
\$100K to \$149,999	3	9	6	2	1	1	1
\$150K to \$199,999	6	2	11	0	6	0	2
\$200K to \$299,999	9	3	30	6	16	10	3
\$300K to \$399,999	5	0	37	1	48	2	3
\$400K to \$499,999	0	0	9	0	16	0	0
\$500K to \$599,999	0	0	3	0	11	1	0
\$600K to \$799,999	0	0	1	4	7	0	0
\$800K to \$999,999	0	0	0	0	2	1	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
<b>Total</b>	26	18	97	14	108	15	9
Avg Sold Price	\$204,923	\$134,522	\$299,907	\$375,299	\$383,132	\$323,343	\$235,661
Prev Year - Avg Sold Price	\$194,365	\$158,129	\$273,581	\$236,263	\$392,067	\$682,500	\$198,073
Avg Sold % Change	5.43%	-14.93%	9.62%	58.85%	-2.28%	-52.62%	18.98%
Prev Year - # of Solds	17	16	86	15	90	9	11