

## December 2014

# Fredericksburg Area Association of REALTORS (FAAR)

#### **Sold Summary**

	Dec 2014	Dec 2013	% Change		
Sold Dollar Volume	\$91,770,784	\$88,117,281	4.15%		
Avg Sold Price	\$268,336	\$260,702	2.93%		
Median Sold Price	\$257,950	\$245,000	5.29%		
Units Sold	342	338	1.18%		
Avg Days on Market	75	59	27.12%		
Avg List Price for Solds	\$274,912	\$266,567	3.13%		
Avg SP to OLP Ratio	93.8%	95.0%	-1.22%		
Ratio of Avg SP to Avg OLP	93.6%	94.6%	-1.06%		
Attached Avg Sold Price	\$206,318	\$198,957	3.70%		
Detached Avg Sold Price	\$280,479	\$271,674	3.24%		
Attached Units Sold	56	51	9.80%		
Detached Units Sold	286	287	-0.35%		

#### 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.

### **Inventory**

	Dec 2014	Dec 2013	% Change		
Active Listings	1,710	1,638	4.40%		
New Listings	390	344	13.37%		
New Under Contracts	154	123	25.20%		
New Contingents	168	142	18.31%		
New Pendings	322	265	21.51%		
All Pendings	601	575	4.52%		

#### Financing (Sold)

Assumption	0
Cash	55
Conventional	125
FHA	70
Other	16
Owner	0
VA	89

#### Days on Market (Sold)

0	9
1 to 10	48
11 to 20	49
21 to 30	22
31 to 60	64
61 to 90	59
91 to 120	40
121 to 180	52
181 to 360	48
361 to 720	4
721+	2

#### **Sold Detail Active Detail**

	Residential					Condo/Coop Active Listin			igs	
	2 or	Less BR	3	BR	4 or 1	More BR	All	Res	idential	Condo/Coop
Price Ranges	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0	4	3	0
\$50K to \$99,999	3	0	7	1	0	0	0	32	4	0
\$100K to \$149,999	1	3	14	9	4	1	1	68	18	3
\$150K to \$199,999	0	3	33	9	11	5	1	144	28	3
\$200K to \$299,999	4	0	41	15	57	3	3	411	42	25
\$300K to \$399,999	0	1	13	0	59	0	0	394	27	2
\$400K to \$499,999	0	0	3	0	25	0	0	236	2	0
\$500K to \$599,999	0	0	0	0	7	0	0	120	2	0
\$600K to \$799,999	0	0	0	0	3	0	0	83	5	0
\$800K to \$999,999	0	0	0	0	1	1	0	21	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0	28	3	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	1	0	0
\$5,000,000+	0	0	0	0	0	0	0	1	0	0
Total	8	7	111	34	167	10	5	1,543	134	33
Avg Sold Price	\$170,613	\$168,400	\$218,149	\$199,280	\$327,171	\$253,500	\$212,895			
Prev Year - Avg Sold Price	\$174,457	\$155,875	\$200,428	\$183,533	\$328,893	\$205,021	\$251,428			

-0.52%

162

23.65%

-15.33%

11



-2.20%

14

8.04%

8.84%

111

8.58%

29

Avg Sold % Change

Prev Year - # of Solds