

June 2017

Fredericksburg Area Association of REALTORS (FAAR)

Sold Summary

	Jun 2017	Jun 2016	% Change
Sold Dollar Volume	\$229,312,385	\$196,705,691	16.58%
Avg Sold Price	\$322,975	\$298,491	8.20%
Median Sold Price	\$305,000	\$280,000	8.93%
Units Sold	710	659	7.74%
Avg Days on Market	41	45	-8.89%
Avg List Price for Solds	\$328,036	\$303,884	7.95%
Avg SP to OLP Ratio	97.5%	97.0%	0.47%
Ratio of Avg SP to Avg OLP	97.9%	97.7%	0.26%
Attached Avg Sold Price	\$267,289	\$241,149	10.84%
Detached Avg Sold Price	\$332,210	\$305,306	8.81%
Attached Units Sold	101	70	44.29%
Detached Units Sold	609	589	3.40%

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

	Jun 2017	Jun 2016	% Change
Active Listings	1,703	1,784	-4.54%
New Listings	927	840	10.36%
New Under Contracts	340	303	12.21%
New Contingents	342	328	4.27%
New Pendings	682	631	8.08%
All Pendings	1,026	1,092	-6.04%

Financing (Sold)

Assumption	0
Cash	56
Conventional	241
FHA	166
Other	37
Owner	1
VA	226

Days on Market (Sold)

0	17
1 to 10	253
11 to 20	148
21 to 30	89
31 to 60	133
61 to 90	61
91 to 120	28
121 to 180	25
181 to 360	35
361 to 720	5
721+	3

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	2	0	4	0	0	0	1
\$100K to \$149,999	4	0	17	2	0	0	2
\$150K to \$199,999	5	6	27	11	7	1	1
\$200K to \$299,999	12	2	126	36	61	8	6
\$300K to \$399,999	0	0	46	21	161	2	0
\$400K to \$499,999	1	0	12	0	64	0	0
\$500K to \$599,999	0	0	2	0	35	0	0
\$600K to \$799,999	0	0	3	0	13	0	0
\$800K to \$999,999	0	0	0	0	6	1	0
\$1M to \$2,499,999	0	0	0	0	1	0	1
\$2.5M to \$4,999,999	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	24	8	237	70	348	12	11
Avg Sold Price	\$202,692	\$192,975	\$261,432	\$257,346	\$389,346	\$316,523	\$330,900
Prev Year - Avg Sold Price	\$206,198	\$178,925	\$231,156	\$222,803	\$362,418	\$241,940	\$460,257
Avg Sold % Change	-1.70%	7.85%	13.10%	15.50%	7.43%	30.83%	-28.11%
Prev Year - # of Solds	33	8	217	45	339	11	6

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
8	4	0
11	0	1
28	3	1
58	13	0
312	68	9
480	17	1
343	1	3
142	0	2
101	0	2
48	1	3
34	2	1
5	0	0
1	0	0
1,571	109	23