

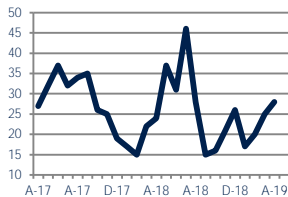
Focus On: Downtown Fredericksburg Housing Market

April 2019

Zip Code(s): 22401

Units Sold

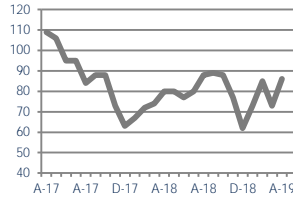
28



Up 17%
Vs. Year Ago

Active Inventory

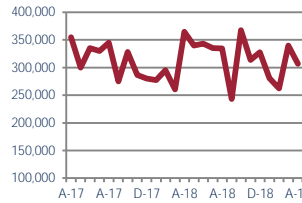
86



Up 7%
Vs. Year Ago

Median Sale Price

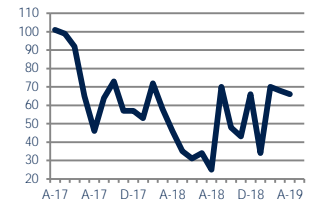
\$307,000



Down -16%
Vs. Year Ago

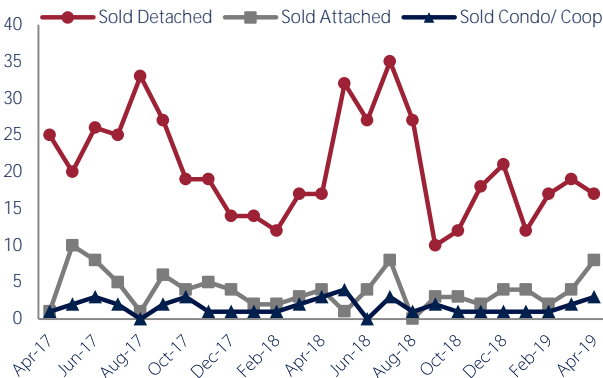
Days On Market

66



Up 43%
Vs. Year Ago

Units Sold*



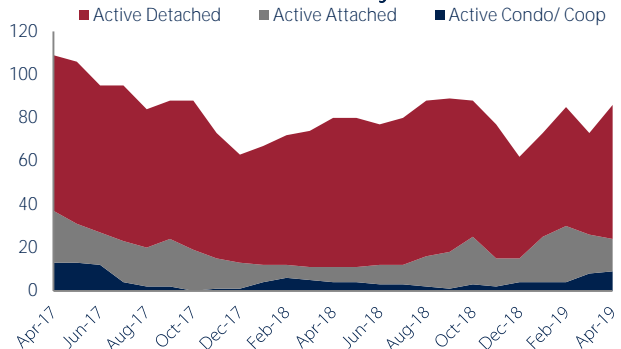
Units Sold

There was an increase in total units sold in April, with 28 sold this month in Downtown Fredericksburg versus 25 last month, an increase of 12%. This month's total units sold was higher than at this time last year, an increase of 17% versus April 2018.

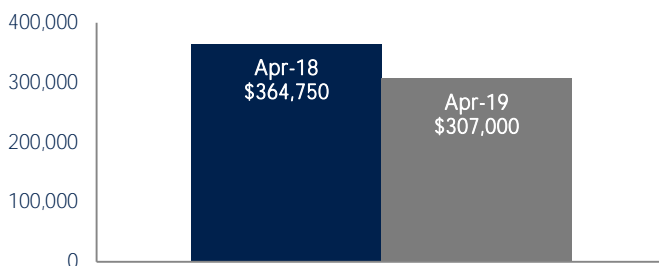
Active Inventory

Versus last year, the total number of homes available this month is higher by 6 units or 8%. The total number of active inventory this April was 86 compared to 80 in April 2018. This month's total of 86 is higher than the previous month's total supply of available inventory of 73, an increase of 18%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Downtown Fredericksburg Homes was \$364,750. This April, the median sale price was \$307,000, a decrease of 16% or \$57,750 compared to last year. The current median sold price is 10% lower than in March.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Downtown Fredericksburg are defined as properties listed in zip code/s 22401.

*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of BRIGHTMLS or Long & Foster Real Estate, Inc.



CHRISTIE'S
INTERNATIONAL REAL ESTATE



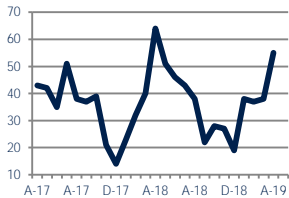
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April 2019

Zip Code(s): 22401

New Listings

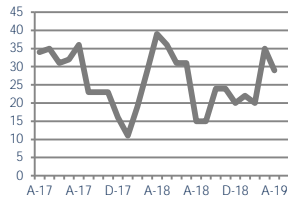
55



Down -14%
Vs. Year Ago

Current Contracts

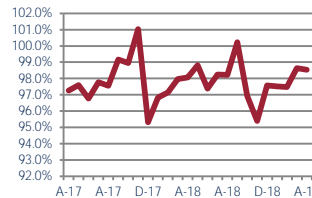
29



Down -26%
Vs. Year Ago

Sold Vs. List Price

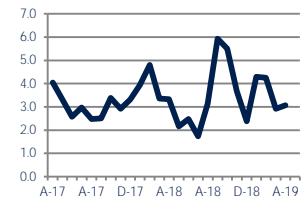
98.5%



No Change
Vs. Year Ago

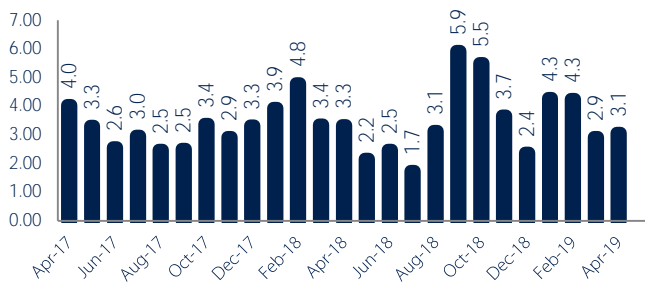
Months of Supply

3.1



Down -8%
Vs. Year Ago

Months Of Supply



Months of Supply

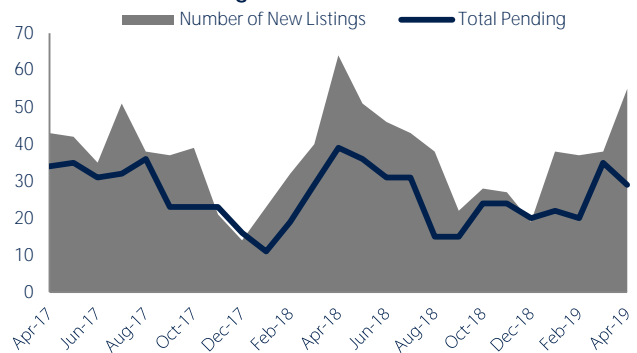
In April, there was 3.1 months of supply available in Downtown Fredericksburg, compared to 3.3 in April 2018. That is a decrease of 8% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

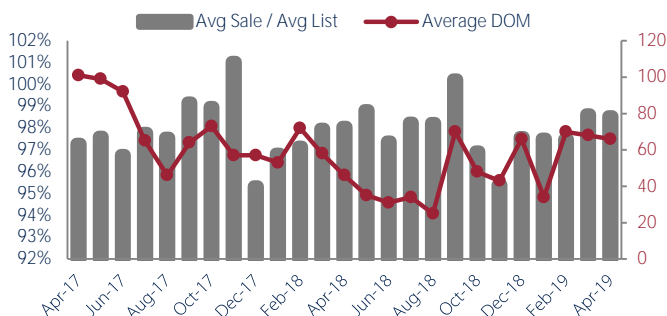
New Listings & Current Contracts

This month there were 55 homes newly listed for sale in Downtown Fredericksburg compared to 64 in April 2018, a decrease of 14%. There were 29 current contracts pending sale this April compared to 39 a year ago. The number of current contracts is 26% lower than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Downtown Fredericksburg was 98.5% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 66, higher than the average last year, which was 46, an increase of 43%.



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