



# The Long & Foster Market Minute™

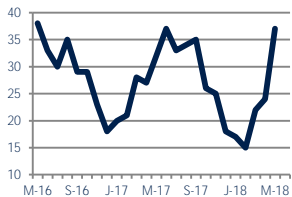
Focus On: Downtown Fredericksburg Housing Market

May 2018

Zip Code(s): 22401

## Units Sold

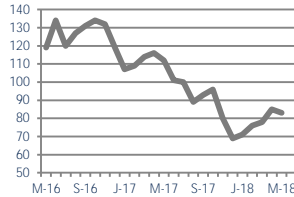
37



Up  
Vs. Year Ago

## Active Inventory

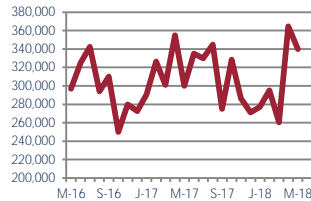
83



Down -26%  
Vs. Year Ago

## Median Sale Price

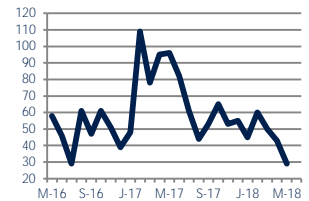
\$339,900



Up 13%  
Vs. Year Ago

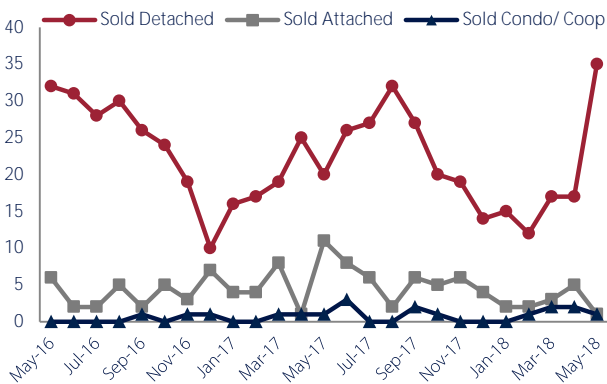
## Days On Market

29



Down  
Vs. Year Ago

## Units Sold\*



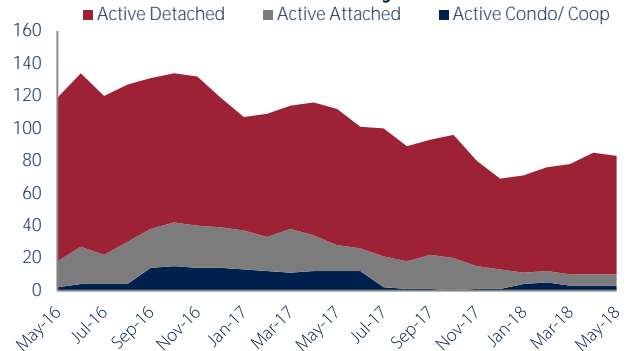
## Units Sold

With relatively few transactions, there was an increase in total units sold in May, with 37 sold this month in Downtown Fredericksburg. This month's total units sold was higher than at this time last year, an increase from May 2017.

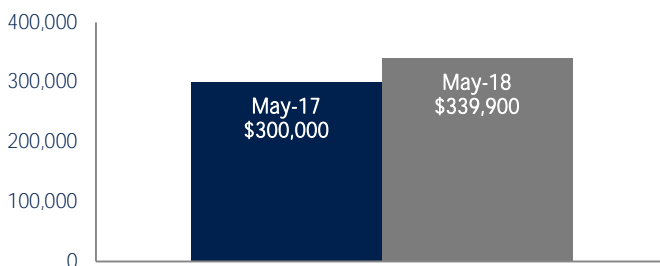
## Active Inventory

Versus last year, the total number of homes available this month is lower by 29 units or 26%. The total number of active inventory this May was 83 compared to 112 in May 2017. This month's total of 83 is lower than the previous month's total supply of available inventory of 85, a decrease of 2%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last May, the median sale price for Downtown Fredericksburg Homes was \$300,000. This May, the median sale price was \$339,900, an increase of 13% or \$39,900 compared to last year. The current median sold price is 7% lower than in April.

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 MRIS 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 MRIS or Long & Foster Real Estate, Inc.



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



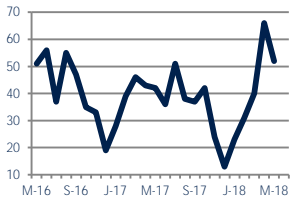
# Focus On: Downtown Fredericksburg Housing Market

May 2018

Zip Code(s): 22401

## New Listings

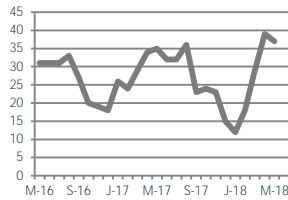
52



Up 24%  
Vs. Year Ago

## Current Contracts

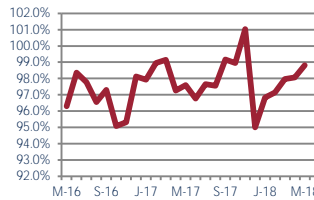
37



Up 6%  
Vs. Year Ago

## Sold Vs. List Price

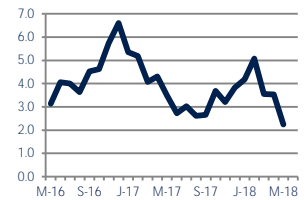
98.8%



Up 1.2%  
Vs. Year Ago

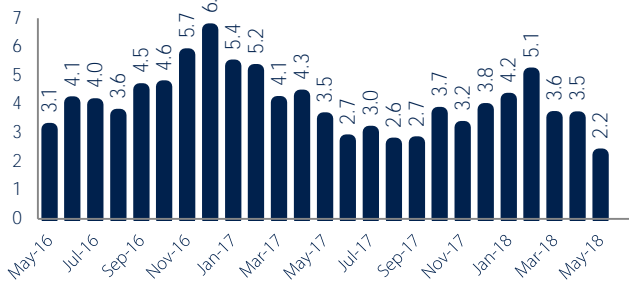
## Months of Supply

2.2



Down -36%  
Vs. Year Ago

## Months Of Supply



## Months of Supply

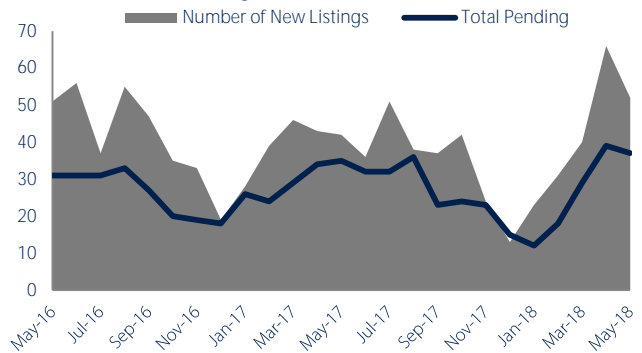
In May, there was 2.2 months of supply available in Downtown Fredericksburg, compared to 3.5 in May 2017. That is a decrease of 36% versus a year ago.

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.

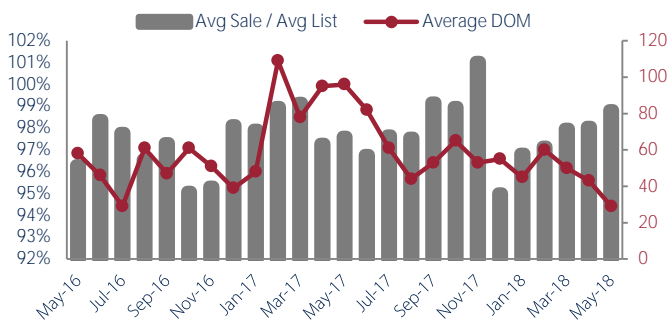
## New Listings & Current Contracts

This month there were 52 homes newly listed for sale in Downtown Fredericksburg compared to 42 in May 2017, an increase of 24%. There were 37 current contracts pending sale this May compared to 35 a year ago. The number of current contracts is 6% higher than last May.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In May, the average sale price in Downtown Fredericksburg was 98.8% of the average list price, which is 1.2% higher than at this time last year.

## Days On Market

This month, the average number of days on market was 29, lower than the average last year, which was 96. This decrease was impacted by the limited number of sales.



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