

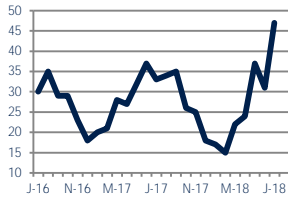
**Focus On:** Downtown Fredericksburg Housing Market

July 2018

Zip Code(s): 22401

**Units Sold**

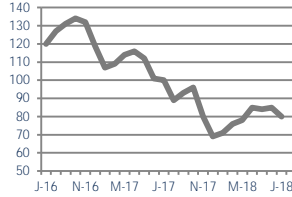
47



**Up**  
Vs. Year Ago

**Active Inventory**

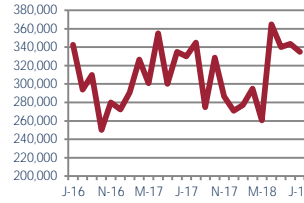
80



**Down -20%**  
Vs. Year Ago

**Median Sale Price**

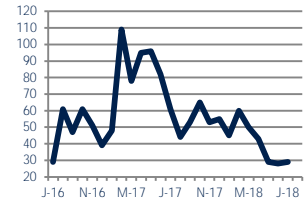
\$335,000



**Up 2%**  
Vs. Year Ago

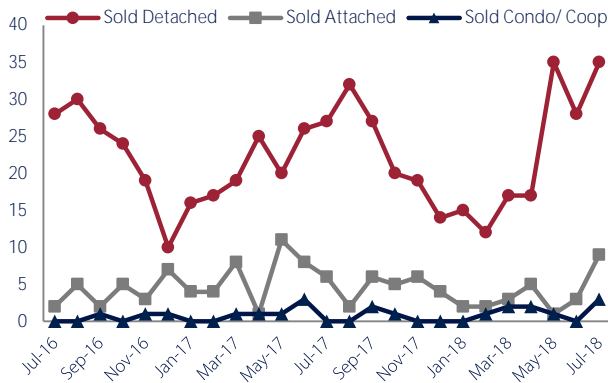
**Days On Market**

29



**Down -52%**  
Vs. Year Ago

**Units Sold\***



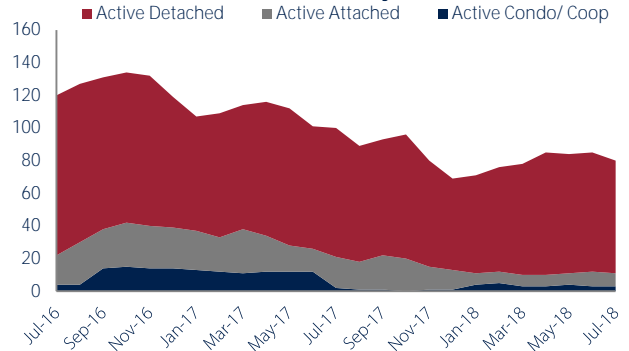
**Units Sold**

There was an increase in total units sold in July, with 47 sold this month in Downtown Fredericksburg. This month's total units sold was higher than at this time last year.

**Active Inventory**

Versus last year, the total number of homes available this month is lower by 20 units or 20%. The total number of active inventory this July was 80 compared to 100 in July 2017. This month's total of 80 is lower than the previous month's total supply of available inventory of 85, a decrease of 6%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last July, the median sale price for Downtown Fredericksburg Homes was \$330,000. This July, the median sale price was \$335,000, an increase of 2% or \$5,000 compared to last year. The current median sold price is 2% lower than in June.

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.



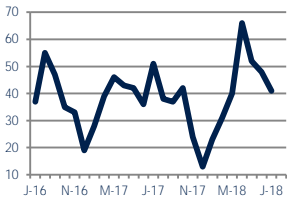
## Focus On: Downtown Fredericksburg Housing Market

July 2018

Zip Code(s): 22401

### New Listings

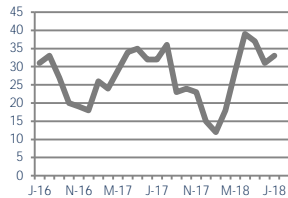
41



Down -20%  
Vs. Year Ago

### Current Contracts

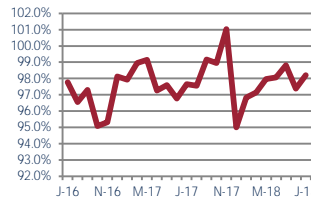
33



Up 3%  
Vs. Year Ago

### Sold Vs. List Price

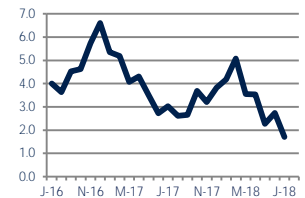
98.2%



Up 0.6%  
Vs. Year Ago

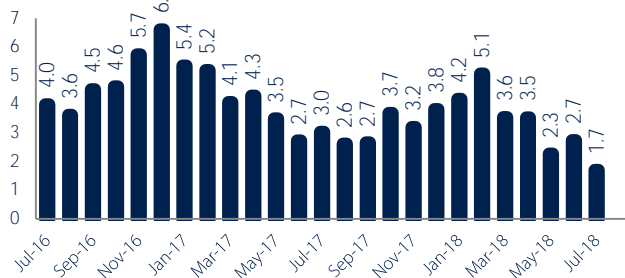
### Months of Supply

1.7



Down -44%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

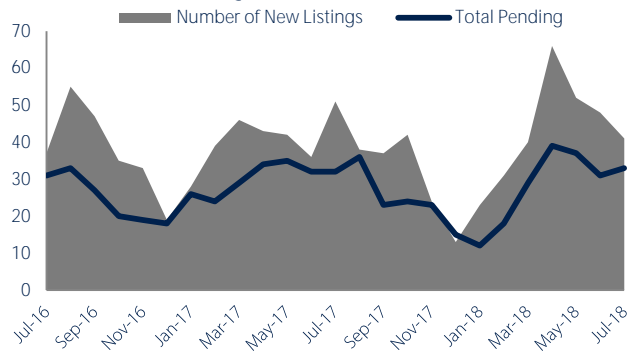
In July, there was 1.7 months of supply available in Downtown Fredericksburg, compared to 3.0 in July 2017. That is a decrease of 44% versus a year ago.

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.

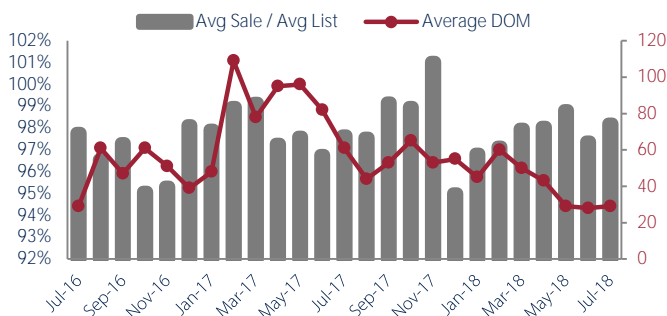
### New Listings & Current Contracts

This month there were 41 homes newly listed for sale in Downtown Fredericksburg compared to 51 in July 2017, a decrease of 20%. There were 33 current contracts pending sale this July compared to 32 a year ago. The number of current contracts is 3% higher than last July.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In July, the average sale price in Downtown Fredericksburg was 98.2% of the average list price, which is 0.5% 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 61, a decrease of 52%.



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