May 2014 Stafford County, VA

Sold Summary

	May 2014	May 2013	% Change		
Sold Dollar Volume	\$54,735,797	\$61,877,258	-11.54%		
Avg Sold Price	\$318,231	\$297,487	6.97%		
Median Sold Price	\$300,000	\$279,950	7.16%		
Units Sold	172	208	-17.31%		
Avg Days on Market	44	40	10.00%		
Avg List Price for Solds	\$324,883	\$300,326	8.18%		
Avg SP to OLP Ratio	96.9%	97.0%	-0.10%		
Ratio of Avg SP to Avg OLP	96.6%	97.0%	-0.36%		
Attached Avg Sold Price	\$194,663	\$196,049	-0.71%		
Detached Avg Sold Price	\$341,241	\$313,266	8.93%		
Attached Units Sold	27	28	-3.57%		
Detached Units Sold	145	180	-19.44%		

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

	May 2014	May 2013	% Change		
Active Listings	833	527	58.06%		
New Listings	352	302	16.56%		
New Under Contracts	103	100	3.00%		
New Contingents	142	138	2.90%		
New Pendings	245	238	2.94%		
All Pendings	413	462	-10.61%		

Financing (Sold)

0
15
59
22
2
0
80

Days on Market (Sold)

0	1
1 to 10	50
11 to 20	23
21 to 30	16
31 to 60	40
61 to 90	11
91 to 120	9
121 to 180	16
181 to 360	12
361 to 720	0
721+	0

Active Detail

Sold Detail

	Residential				Condo/Coop Active Listing		js			
	2 or	Less BR	3	BR	4 or	More BR	All	Residential		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	1	0	0
\$50K to \$99,999	0	0	0	0	0	0	0	1	0	2
\$100K to \$149,999	3	1	0	2	0	1	2	9	2	0
\$150K to \$199,999	1	3	6	5	0	0	1	34	9	4
\$200K to \$299,999	3	0	19	4	27	2	5	156	26	28
\$300K to \$399,999	2	0	4	0	43	1	0	232	22	0
\$400K to \$499,999	0	0	0	0	22	0	0	157	0	0
\$500K to \$599,999	0	0	0	0	11	0	0	90	0	0
\$600K to \$799,999	0	0	1	0	2	0	0	38	0	0
\$800K to \$999,999	0	0	0	0	1	0	0	9	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0	12	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0	1	0	0
Total	9	4	30	11	106	4	8	740	59	34
Avg Sold Price	\$208,411	\$163,625	\$257,800	\$183,764	\$376,134	\$233,458	\$205,773			
Prev Year - Avg Sold Price	\$180,806	\$145,250	\$233,620	\$211,702	\$351,893	\$185,106	\$138,800			
Avg Sold % Change	15.27%	12.65%	10.35%	-13.20%	6.89%	26.12%	48.25%			
Prev Year - # of Solds	4	2	53	18	123	6	2			