

May 2018

Stafford County, VA

Sold Summary

	May 2018	May 2017	% Change
Sold Dollar Volume	\$93,272,431	\$86,114,511	8.31%
Avg Sold Price	\$354,648	\$335,076	5.84%
Median Sold Price	\$331,000	\$333,000	-0.60%
Units Sold	263	257	2.33%
Avg Days on Market	34	44	-22.73%
Avg List Price for Solds	\$357,883	\$338,037	5.87%
Avg SP to OLP Ratio	98.7%	98.1%	0.55%
Ratio of Avg SP to Avg OLP	98.6%	98.7%	-0.09%
Attached Avg Sold Price	\$240,406	\$243,065	-1.09%
Detached Avg Sold Price	\$386,259	\$358,415	7.77%
Attached Units Sold	57	52	9.62%
Detached Units Sold	206	205	0.49%

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 2018	May 2017	% Change
Active Listings	706	648	8.95%
New Listings	468	416	12.50%
New Under Contracts	146	178	-17.98%
New Contingents	169	159	6.29%
New Pendings	315	337	-6.53%
All Pendings	488	544	-10.29%

Financing (Sold)

Assumption	0
Cash	14
Conventional	94
FHA	50
Other	17
Owner	0
VA	88

Days on Market (Sold)

0	11
1 to 10	119
11 to 20	43
21 to 30	25
31 to 60	27
61 to 90	10
91 to 120	6
121 to 180	12
181 to 360	8
361 to 720	2
721+	0

Sold Detail

Price Ranges	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR		All	Residential		Condo/Coop
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0	2	1	0
\$50K to \$99,999	0	0	0	0	0	0	0	0	0	0
\$100K to \$149,999	1	0	1	3	0	0	0	4	0	0
\$150K to \$199,999	3	0	0	5	0	1	2	6	5	2
\$200K to \$299,999	5	2	25	29	15	4	4	55	29	15
\$300K to \$399,999	1	0	17	5	58	2	0	196	17	9
\$400K to \$499,999	0	0	1	0	46	0	0	194	0	0
\$500K to \$599,999	0	0	1	0	20	0	0	105	0	0
\$600K to \$799,999	0	0	0	0	10	0	0	46	0	0
\$800K to \$999,999	0	0	0	0	1	0	0	11	0	0
\$1M to \$2,499,999	0	0	0	0	1	0	0	8	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	0	0	0
Total	10	2	45	42	151	7	6	627	52	26
Avg Sold Price	\$220,440	\$241,500	\$292,854	\$241,758	\$425,076	\$251,857	\$217,217			
Prev Year - Avg Sold Price	\$233,658	\$186,187	\$285,449	\$257,634	\$393,577	\$256,100	\$228,432			
Avg Sold % Change	-5.66%	29.71%	2.59%	-6.16%	8.00%	-1.66%	-4.91%			
Prev Year - # of Solds	16	6	43	30	146	5	11			

Active Detail