

July 2018

Stafford County, VA

Sold Summary

	Jul 2018	Jul 2017	% Change
Sold Dollar Volume	\$102,271,590	\$99,534,491	2.75%
Avg Sold Price	\$362,665	\$348,023	4.21%
Median Sold Price	\$350,000	\$339,700	3.03%
Units Sold	282	286	-1.40%
Avg Days on Market	37	43	-13.95%
Avg List Price for Solds	\$366,588	\$350,681	4.54%
Avg SP to OLP Ratio	98.2%	97.9%	0.32%
Ratio of Avg SP to Avg OLP	98.4%	97.5%	0.92%
Attached Avg Sold Price	\$272,166	\$260,709	4.39%
Detached Avg Sold Price	\$384,099	\$370,717	3.61%
Attached Units Sold	54	59	-8.47%
Detached Units Sold	228	227	0.44%

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

	Jul 2018	Jul 2017	% Change
Active Listings	760	705	7.80%
New Listings	401	326	23.01%
New Under Contracts	129	127	1.57%
New Contingents	141	102	38.24%
New Pendings	270	229	17.90%
All Pendings	375	357	5.04%

Financing (Sold)

Assumption	0
Cash	16
Conventional	95
FHA	48
Other	14
Owner	0
VA	109

Days on Market (Sold)

0	17
1 to 10	93
11 to 20	48
21 to 30	25
31 to 60	56
61 to 90	20
91 to 120	7
121 to 180	5
181 to 360	8
361 to 720	3
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	0	0
\$50K to \$99,999	0	0	1	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	3	1	0	0	2	3	2	1
\$150K to \$199,999	0	0	3	0	1	0	0	5	5	1
\$200K to \$299,999	3	4	24	21	13	7	5	64	40	12
\$300K to \$399,999	1	0	18	11	71	2	1	209	19	12
\$400K to \$499,999	1	0	1	0	59	0	0	214	0	0
\$500K to \$599,999	0	0	1	0	14	0	0	97	0	0
\$600K to \$799,999	0	0	0	0	13	0	0	55	0	0
\$800K to \$999,999	0	0	0	0	1	0	0	10	0	0
\$1M to \$2,499,999	0	0	0	0	0	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	5	4	51	33	172	9	8	667	66	26
Avg Sold Price	\$316,130	\$271,250	\$278,651	\$283,843	\$417,342	\$269,333	\$227,644			
Prev Year - Avg Sold Price	\$231,240	\$216,475	\$289,252	\$276,117	\$407,715	\$275,094	\$181,643			
Avg Sold % Change	36.71%	25.30%	-3.66%	2.80%	2.36%	-2.09%	25.32%			
Prev Year - # of Solds	10	4	56	39	161	9	7			

Active Detail