## February 2017

Stafford County, VA

## Sold Summary

|  | Feb 2017 | Feb 2016 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 39,935,316$ | $\$ 32,129,621$ | $24.29 \%$ |
| Avg Sold Price | $\$ 307,195$ | $\$ 289,456$ | $6.13 \%$ |
| Median Sold Price | $\$ 301,500$ | $\$ 285,000$ | $5.79 \%$ |
| Units Sold | 130 | 111 | $17.12 \%$ |
| Avg Days on Market | 56 | 66 | $-15.15 \%$ |
| Avg List Price for Solds | $\$ 315,667$ | $\$ 293,892$ | $7.41 \%$ |
| Avg SP to OLP Ratio | $95.2 \%$ | $94.9 \%$ | $0.28 \%$ |
| Ratio of Avg SP to Avg OLP | $95.5 \%$ | $95.0 \%$ | $0.46 \%$ |
| Attached Avg Sold Price | $\$ 247,115$ | $\$ 201,388$ | $22.71 \%$ |
| Detached Avg Sold Price | $\$ 321,499$ | $\$ 313,751$ | $2.47 \%$ |
| Attached Units Sold | 25 | 24 | $4.17 \%$ |
| Detached Units Sold | 105 | 87 | $20.69 \%$ |

## 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

|  | Feb 2017 | Feb 2016 | \% Change |
| :--- | :---: | :---: | :---: |
| Active Listings | 550 | 566 | $-2.83 \%$ |
| New Listings | 285 | 297 | $-4.04 \%$ |
| New Under Contracts | 96 | 96 | $0.00 \%$ |
| New Contingents | 120 | 106 | $13.21 \%$ |
| New Pendings | 216 | 202 | $6.93 \%$ |
| All Pendings | 333 | 340 | $-2.06 \%$ |

Financing (Sold)

| Assumption | 0 |
| :--- | :---: |
| Cash | 13 |
| Conventional | 42 |
| FHA | 34 |
| Other | 10 |
| Owner | 1 |
| VA | 41 |

Days on Market (Sold)

| 0 | 7 |
| :--- | :---: |
| 1 to 10 | 27 |
| 11 to 20 | 17 |
| 21 to 30 | 12 |
| 31 to 60 | 26 |
| 61 to 90 | 20 |
| 91 to 120 | 9 |
| 121 to 180 | 12 |
| 181 to 360 | 11 |
| 361 to 720 | 0 |
| $721+$ | 0 |

## Sold Detail

| Price Ranges | Residential |  |  |  |  |  | Condo/Coop | Active Listings |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | 2 or Less BR |  | 3 BR |  | 4 or More BR |  | All <br> Attached | Residential |  | Condo/Coop <br> Attached |
|  | Detached | Attached/TH | Detached | Attached/TH | Detached | Attached/TH |  | Detached | Attached/TH |  |
| < \$50,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 0 | 0 |
| \$50K to \$99,999 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$100K to \$149,999 | 0 | 0 | 3 | 4 | 0 | 0 | 1 | 3 | 1 | 0 |
| \$150K to \$199,999 | 0 | 0 | 5 | 0 | 0 | 0 | 1 | 12 | 4 | 0 |
| \$200K to \$299,999 | 1 | 0 | 17 | 6 | 17 | 4 | 2 | 81 | 20 | 8 |
| \$300K to \$399,999 | 0 | 0 | 4 | 7 | 33 | 0 | 0 | 129 | 14 | 0 |
| \$400K to \$499,999 | 0 | 0 | 1 | 0 | 17 | 0 | 0 | 138 | 0 | 0 |
| \$500K to \$599,999 | 0 | 0 | 1 | 0 | 3 | 0 | 0 | 76 | 0 | 0 |
| \$600K to \$799,999 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 42 | 0 | 0 |
| \$800K to \$999,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 0 | 0 |
| \$1M to \$2,499,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 11 | 0 | 0 |
| \$2.5M to \$4,999,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 |
| \$5,000,000+ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 3 | 0 | 31 | 17 | 71 | 4 | 4 | 503 | 39 | 8 |
| Avg Sold Price | \$117,000 | \$0 | \$253,706 | \$258,269 | \$359,740 | \$252,973 | \$193,850 |  |  |  |
| Prev Year - Avg Sold Price | \$153,242 | \$130,000 | \$253,696 | \$200,892 | \$342,827 | \$219,467 | \$205,402 |  |  |  |
| Avg Sold \% Change | -23.65\% | 0.00\% | 0.00\% | 28.56\% | 4.93\% | 15.27\% | -5.62\% |  |  |  |
| Prev Year - \# of Solds | 3 | 1 | 22 | 14 | 62 | 3 | 6 |  |  |  |

