

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	74	83	-10.84%
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	12
Conventional	39
FHA	31
Other	9
Owner	1
VA	38

Days on Market (Sold)

0	4
1 to 10	17
11 to 20	13
21 to 30	9
31 to 60	26
61 to 90	23
91 to 120	10
121 to 180	17
181 to 360	10
361 to 720	1
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	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			

Active Detail