

May 2017
Stafford County, VA

Sold Summary

	May 2017	May 2016	% Change
Sold Dollar Volume	\$86,114,511	\$73,164,146	17.70%
Avg Sold Price	\$335,076	\$325,174	3.05%
Median Sold Price	\$333,000	\$319,900	4.10%
Units Sold	257	225	14.22%
Avg Days on Market	37	50	-26.00%
Avg List Price for Solds	\$338,037	\$328,176	3.00%
Avg SP to OLP Ratio	98.1%	97.6%	0.49%
Ratio of Avg SP to Avg OLP	98.7%	98.2%	0.55%
Attached Avg Sold Price	\$243,065	\$211,881	14.72%
Detached Avg Sold Price	\$358,415	\$356,716	0.48%
Attached Units Sold	52	49	6.12%
Detached Units Sold	205	176	16.48%

- 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 2017	May 2016	% Change
Active Listings	648	722	-10.25%
New Listings	416	406	2.46%
New Under Contracts	178	139	28.06%
New Contingents	159	171	-7.02%
New Pending	337	310	8.71%
All Pending	544	530	2.64%

Financing (Sold)

Assumption	0
Cash	20
Conventional	77
FHA	57
Other	13
Owner	0
VA	99

Days on Market (Sold)

0	5
1 to 10	101
11 to 20	49
21 to 30	24
31 to 60	42
61 to 90	11
91 to 120	13
121 to 180	5
181 to 360	13
361 to 720	2
721+	0

Sold Detail

Price Ranges	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	1	0	0	0
\$100K to \$149,999	1	2	0	0	0	1	1
\$150K to \$199,999	4	2	5	3	0	0	2
\$200K to \$299,999	11	2	27	19	19	3	8
\$300K to \$399,999	0	0	7	7	66	1	0
\$400K to \$499,999	0	0	2	0	43	0	0
\$500K to \$599,999	0	0	2	0	12	0	0
\$600K to \$799,999	0	0	0	0	6	0	0
\$800K to \$999,999	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	16	6	43	30	146	5	11
Avg Sold Price	\$233,658	\$186,187	\$285,449	\$257,634	\$393,577	\$256,100	\$228,432
Prev Year - Avg Sold Price	\$228,567	\$153,300	\$265,595	\$219,334	\$385,487	\$229,536	\$186,719
Avg Sold % Change	2.23%	21.45%	7.48%	17.46%	2.10%	11.57%	22.34%
Prev Year - # of Solds	4	3	37	33	135	6	7

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
2	0	0
1	0	0
2	1	3
6	2	0
59	28	11
190	14	2
186	1	0
72	0	0
46	0	0
8	0	0
13	0	0
1	0	0
0	0	0
586	46	16