## June 2017

Stafford County, VA

## Sold Summary

|  | Jun 2017 | Jun 2016 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 120,746,532$ | $\$ 93,976,190$ | $28.49 \%$ |
| Avg Sold Price | $\$ 352,031$ | $\$ 341,732$ | $3.01 \%$ |
| Median Sold Price | $\$ 335,000$ | $\$ 327,000$ | $2.45 \%$ |
| Units Sold | 343 | 275 | $24.73 \%$ |
| Avg Days on Market | 38 | 38 | $0.00 \%$ |
| Avg List Price for Solds | $\$ 356,072$ | $\$ 346,849$ | $2.66 \%$ |
| Avg SP to OLP Ratio | $97.4 \%$ | $97.5 \%$ | $-0.06 \%$ |
| Ratio of Avg SP to Avg OLP | $98.1 \%$ | $97.5 \%$ | $0.67 \%$ |
| Attached Avg Sold Price | $\$ 259,334$ | $\$ 235,720$ | $10.02 \%$ |
| Detached Avg Sold Price | $\$ 374,533$ | $\$ 359,250$ | $4.25 \%$ |
| Attached Units Sold | 67 | 39 | $71.79 \%$ |
| Detached Units Sold | 276 | 236 | $16.95 \%$ |

## 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

|  | Jun 2017 | Jun 2016 | \% Change |
| :--- | :---: | :---: | :---: |
| Active Listings | 677 | 727 | $-6.88 \%$ |
| New Listings | 399 | 360 | $10.83 \%$ |
| New Under Contracts | 151 | 127 | $18.90 \%$ |
| New Contingents | 147 | 149 | $-1.34 \%$ |
| New Pendings | 298 | 276 | $7.97 \%$ |
| All Pendings | 448 | 465 | $-3.66 \%$ |

Financing (Sold)

| Assumption | 0 |
| :--- | :---: |
| Cash | 14 |
| Conventional | 108 |
| FHA | 72 |
| Other | 11 |
| Owner | 0 |
| VA | 151 |

Days on Market (Sold)

| 0 | 11 |
| :--- | :---: |
| 1 to 10 | 116 |
| 11 to 20 | 65 |
| 21 to 30 | 43 |
| 31 to 60 | 54 |
| 61 to 90 | 29 |
| 91 to 120 | 12 |
| 121 to 180 | 9 |
| 181 to 360 | 16 |
| 361 to 720 | 1 |
| $721+$ | 1 |

## 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 | 2 | 0 | 0 |
| \$50K to \$99,999 | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 1 |
| \$100K to \$149,999 | 2 | 0 | 2 | 2 | 0 | 0 | 1 | 1 | 0 | 1 |
| \$150K to \$199,999 | 1 | 2 | 3 | 2 | 0 | 1 | 1 | 3 | 6 | 0 |
| \$200K to \$299,999 | 5 | 1 | 36 | 27 | 16 | 5 | 5 | 62 | 34 | 8 |
| \$300K to \$399,999 | 0 | 0 | 24 | 17 | 97 | 2 | 0 | 218 | 10 | 1 |
| \$400K to \$499,999 | 1 | 0 | 1 | 0 | 48 | 0 | 0 | 182 | 0 | 0 |
| \$500K to \$599,999 | 0 | 0 | 1 | 0 | 26 | 0 | 0 | 84 | 0 | 0 |
| \$600K to \$799,999 | 0 | 0 | 1 | 0 | 9 | 0 | 0 | 41 | 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 | 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 | 10 | 3 | 68 | 48 | 198 | 8 | 8 | 616 | 50 | 11 |
| Avg Sold Price | \$213,180 | \$216,633 | \$284,092 | \$269,045 | \$413,743 | \$264,360 | \$212,050 |  |  |  |
| Prev Year - Avg Sold Price | \$232,776 | \$242,000 | \$277,297 | \$239,335 | \$388,083 | \$224,233 | \$225,410 |  |  |  |
| Avg Sold \% Change | -8.42\% | -10.48\% | 2.45\% | 12.41\% | 6.61\% | 17.90\% | -5.93\% |  |  |  |
| Prev Year - \# of Solds | 11 | 2 | 46 | 27 | 179 | 6 | 4 |  |  |  |

