

# **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 Active Detail**

	Residential					Condo/Coop Active Listings			gs	
	2 or Less BR		3 BR		4 or More BR		All	Residential		Condo/Coop
Price Ranges	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	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%			

179

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27

46



Prev Year - # of Solds