

July 2017

Stafford County, VA

Sold Summary

	Jul 2017	Jul 2016	% Change
Sold Dollar Volume	\$99,534,491	\$83,805,556	18.77%
Avg Sold Price	\$348,023	\$318,652	9.22%
Median Sold Price	\$339,700	\$303,000	12.11%
Units Sold	286	263	8.75%
Avg Days on Market	43	41	4.88%
Avg List Price for Solds	\$350,681	\$323,271	8.48%
Avg SP to OLP Ratio	97.9%	97.3%	0.59%
Ratio of Avg SP to Avg OLP	97.5%	97.5%	-0.02%
Attached Avg Sold Price	\$260,709	\$238,906	9.13%
Detached Avg Sold Price	\$370,717	\$339,257	9.27%
Attached Units Sold	59	54	9.26%
Detached Units Sold	227	209	8.61%

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

	Jul 2017	Jul 2016	% Change
Active Listings	705	718	-1.81%
New Listings	326	336	-2.98%
New Under Contracts	127	135	-5.93%
New Contingents	102	140	-27.14%
New Pendings	229	275	-16.73%
All Pendings	357	432	-17.36%

Financing (Sold)

Assumption	0
Cash	15
Conventional	80
FHA	72
Other	8
Owner	0
VA	111

Days on Market (Sold)

0	13
1 to 10	91
11 to 20	41
21 to 30	29
31 to 60	53
61 to 90	25
91 to 120	10
121 to 180	10
181 to 360	13
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	2	0	0
\$50K to \$99,999	0	0	0	0	0	0	2	2	0	0
\$100K to \$149,999	2	0	0	2	0	0	1	0	3	4
\$150K to \$199,999	2	1	6	4	1	1	0	3	7	0
\$200K to \$299,999	5	3	28	20	10	6	4	66	31	8
\$300K to \$399,999	0	0	18	13	80	1	0	226	14	1
\$400K to \$499,999	0	0	3	0	44	1	0	181	0	0
\$500K to \$599,999	1	0	0	0	19	0	0	86	0	0
\$600K to \$799,999	0	0	1	0	5	0	0	47	0	0
\$800K to \$999,999	0	0	0	0	2	0	0	10	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0	13	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
<b>Total</b>	<b>10</b>	<b>4</b>	<b>56</b>	<b>39</b>	<b>161</b>	<b>9</b>	<b>7</b>	<b>637</b>	<b>55</b>	<b>13</b>
Avg Sold Price	\$231,240	\$216,475	\$289,252	\$276,117	\$407,715	\$275,094	\$181,643			
Prev Year - Avg Sold Price	\$242,775	\$218,667	\$278,247	\$239,240	\$371,698	\$256,491	\$218,370			
Avg Sold % Change	-4.75%	-1.00%	3.96%	15.41%	9.69%	7.25%	-16.82%			
Prev Year - # of Solds	12	3	56	33	141	11	7			

Active Detail