## October 2017

Stafford County, VA

## Sold Summary

|  | Oct 2017 | Oct 2016 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 53,841,144$ | $\$ 55,640,223$ | $-3.23 \%$ |
| Avg Sold Price | $\$ 324,344$ | $\$ 327,295$ | $-0.90 \%$ |
| Median Sold Price | $\$ 327,250$ | $\$ 311,250$ | $5.14 \%$ |
| Units Sold | 166 | 170 | $-2.35 \%$ |
| Avg Days on Market | 35 | 48 | $-27.08 \%$ |
| Avg List Price for Solds | $\$ 330,915$ | $\$ 332,241$ | $-0.40 \%$ |
| Avg SP to OLP Ratio | $96.8 \%$ | $97.1 \%$ | $-0.29 \%$ |
| Ratio of Avg SP to Avg OLP | $97.0 \%$ | $96.9 \%$ | $0.14 \%$ |
| Attached Avg Sold Price | $\$ 244,647$ | $\$ 224,833$ | $8.81 \%$ |
| Detached Avg Sold Price | $\$ 347,203$ | $\$ 345,796$ | $0.41 \%$ |
| Attached Units Sold | 37 | 26 | $42.31 \%$ |
| Detached Units Sold | 129 | 144 | $-10.42 \%$ |
|  |  |  |  |

## 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

|  | Oct 2017 | Oct 2016 | \% Change |
| :--- | :---: | :---: | :---: |
| Active Listings | 689 | 665 | $3.61 \%$ |
| New Listings | 281 | 248 | $13.31 \%$ |
| New Under Contracts | 93 | 99 | $-6.06 \%$ |
| New Contingents | 118 | 91 | $29.67 \%$ |
| New Pendings | 211 | 190 | $11.05 \%$ |
| All Pendings | 308 | 318 | $-3.14 \%$ |

Financing (Sold)

| Assumption | 0 |
| :--- | :---: |
| Cash | 10 |
| Conventional | 56 |
| FHA | 36 |
| Other | 10 |
| Owner | 0 |
| VA | 66 |

Days on Market (Sold)

| 0 | 6 |
| :--- | :---: |
| 1 to 10 | 51 |
| 11 to 20 | 35 |
| 21 to 30 | 14 |
| 31 to 60 | 29 |
| 61 to 90 | 21 |
| 91 to 120 | 10 |
| 121 to 180 | 10 |
| 181 to 360 | 2 |
| 361 to 720 | 0 |
| $721+$ | 0 |

## 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 | 0 |
| \$100K to \$149,999 | 0 | 0 | 2 | 0 | 0 | 0 | 1 | 3 | 3 | 3 |
| \$150K to \$199,999 | 0 | 1 | 1 | 2 | 1 | 2 | 1 | 6 | 8 | 2 |
| \$200K to \$299,999 | 3 | 1 | 20 | 14 | 12 | 6 | 0 | 73 | 36 | 7 |
| \$300K to \$399,999 | 0 | 0 | 12 | 6 | 47 | 2 | 0 | 230 | 19 | 3 |
| \$400K to \$499,999 | 0 | 0 | 0 | 0 | 19 | 0 | 0 | 149 | 0 | 0 |
| \$500K to \$599,999 | 0 | 0 | 1 | 0 | 7 | 0 | 0 | 89 | 0 | 0 |
| \$600K to \$799,999 | 0 | 0 | 0 | 0 | 3 | 0 | 0 | 38 | 0 | 0 |
| \$800K to \$999,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | 0 | 0 |
| \$1M to \$2,499,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | 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 | 4 | 2 | 36 | 22 | 89 | 10 | 3 | 607 | 66 | 15 |
| Avg Sold Price | \$190,195 | \$210,000 | \$281,631 | \$261,889 | \$380,783 | \$247,090 | \$133,167 |  |  |  |
| Prev Year - Avg Sold Price | \$214,483 | \$190,833 | \$260,977 | \$247,307 | \$387,167 | \$224,500 | \$194,554 |  |  |  |
| Avg Sold \% Change | -11.32\% | 10.04\% | 7.91\% | 5.90\% | -1.65\% | 10.06\% | -31.55\% |  |  |  |
| Prev Year - \# of Solds | 6 | 3 | 39 | 14 | 99 | 2 | 7 |  |  |  |

